VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

Site Waste Management Plan

CONTRACT: Victoria Point, 44 Hathersage Road, Manchester M13 0FT.

PREPARED BY: Knockmoy Consultancy **DATE:** 01 May 2024

TITLE: Site Waste Management Plan

DISTRIBUTION: Principal Contractor
A hard copy will be held on site.
Electronic copy will be stored on the project server
Further copies are available on request.

Rev	Date	Changes	Initial
A	01/05/24	Updated for planning submission	TM

SITE WASTE MANAGEMENT PLAN

CONTENTS:

INTRODUCTION

SECTION: 1.0 PROJECT DETAILS AND TEAM

2.0 DECLARATION

3.0 ROLES AND RESPONSIBILITIES

4.0 SITE WASTE MANAGEMENT PLANNING

5.0 PRE-DEMOLITION AND REFURBISHMENT AUDITS

6.0 WRAP QUALITY PROTOCOL

7.0 CL:AIRE CODE OF PRACTICE

8.0 DESIGN DECISIONS RECORD

9.0 CHECKLIST

10.0 BREEAM / CODE FOR SUSTAINABLE HOMES COMPLIANCE

11.0 SITE LAYOUT PLAN

12.0 MATERIAL EXCHANGES AND REUSE NETWORKS

13.0 REGISTRATIONS, PERMITS, EXEMPTIONS AND VALIDATION CHECKS

14.0 WASTE TRANSFER DOCUMENTS

15.0 SWMP REVIEW REPORTS

16.0 FINAL REPORT AND REVIEW

17.0 GLOSSARY OF TERMS AND DEFINITIONS

APPENDIX :

Site Waste Management Spreadsheet Template
Victoria Point – Outline Construction Programme 0001 – Rev A
Phase 1 Construction Stage A Logistics Drawing - KMC-QPS-VP-003 – Rev D
Phase 1 Construction Stage B Logistics Drawing - KMC-QPS-VP-004 – Rev D
Phase 2 Strip out and Structural Alterations Logistics Drawing - KMC-QPS-VP-005 – Rev C
Phase 2 Internal Fit out and Bookend Logistics Drawing - KMC-QPS-VP-006 – Rev D

SITE WASTE MANAGEMENT PLAN

INTRODUCTION

This Site Waste Management Plan (SWMP) details the approach and actions the contractors will be undertaking to manage the waste produced by this project. The Plan will be implemented by the operations site team, supported by senior management and office staff.

The Site Waste Management Plan process:

Complete: Project Details; Design Decisions Record
Complete: Predicted Waste Streams; Waste Management Options.
BREEAM/CfSH Target

Pre Construction Phase

Collation of Pre-Demolition and Refurbishment Audits (as applicable), WRAP Quality Protocol consideration for aggregate production, CL:AIRE Code of Practice consideration for Brownfield Land, demonstrate BREEAM/CfSH Compliance and production of a Site Layout Plan.

Completion of the Policy, Design and Planning sections of the SWMP checklist, sign-off of Declaration and acquisition of Team Members Signatures

Designate "Waste Champion"

Construction Phase

Review completed spreadsheets, site layout plan, completed sections of checklist and keep up to date the Design Decisions, Record were applicable.

Update Procurement and Construction sections of checklist

Record wastes produced on site through the collated WTNs; record data on materials and furniture / appliances reused.

Ensure all waste carriers hold relevant licences and obtain copies.

Post Construction Phase

SITE WASTE MANAGEMENT PLAN

Complete Post Completion section of checklist and Section 18.0 – Final Report and Review

1.0 PROJECT DETAILS AND TEAM

	PROJECT
NAME	Victoria Point
ADDRESS LOCATION	44 Hathersage Road, Manchester M13 0FT
VALUE	TBC
FLOOR AREA	TBC
DESCRIPTION	Redevelopment of existing student accommodation blocks (6 in total) to include the phased demolition and extension of existing buildings at a maximum height of 12 storeys for Purpose Built Student Accommodation (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial space (Use Class E, F1 and F2), hard and soft landscaping and associated highway works.
TIMESCALE	07/07/2025 to 04/06/2029
	CLIENT
NAME	Empiric Student Property PLC
ADDRESS	Hop Yard Studios, 1st Floor, 72 Borough High Street, London SE1 1XF
CONTACT DETAILS	Wesley Swanepoel Wesley.Swanepoel@Empiric.co.uk
	CLIENT REPRESENTATIVE / CDMC
NAME	Quartz Project Services
ADDRESS	Centurion House, 129 Deansgate, Manchester M3 3WR
CONTACT DETAILS	Joe Walsh jwalsh@quartzprojectservices.com
	PRINCIPLE CONTRACTOR
NAME	To be appointed

SITE WASTE MANAGEMENT PLAN

ADDRESS	TBC
CONTACT DETAILS	TBC

2.0 DECLARATION

Section 6 (5) of the SWMP Regulations 2008 requires both the client and the principal contractor to make the following declaration.
By signing this declaration, we acknowledge that will take all reasonable steps to ensure that:

a) all waste from the site is dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990 (a) and the Environmental Protection (Duty of Care) Regulations 1991 (b); and

b) materials will be handled efficiently, and waste managed appropriately.

c) participation of all Designers in the production of the SWMP has been recognised.

	NAME	SIGNATURE
Client or Clients Representative	Joe Walsh	
Principle Contractor		
Construction Director		
Construction Manager		
Nominated Waste Champion		

ALL PROJECT TEAM MEMBERS ARE TO BE ASKED TO SIGN UP TO THE PLAN		
Designers	Name	Signature / Date
Architect (Blocks 1,2,3 and 4)	Bell Phillips Architects	
Architect (Blocks 5 and 6)	5Plus Architects	
Structural Engineer	Heyne Tillett Steel	

SITE WASTE MANAGEMENT PLAN

3.0 ROLES AND RESPONSIBILITIES

- MANAGING DIRECTOR
- CONSTRUCTION DIRECTOR
- CONSTRUCTION MANAGER
- WASTE CHAMPION

MANAGING DIRECTOR

The Managing Director is the design waste champion and is to ensure that waste minimisation is considered throughout each design stage. He is responsible for ensuring the client provides a record of all decisions made prior to the contractor's involvement, and that the record is continued during the design stage.

CONSTRUCTION DIRECTOR

The Construction Director is responsible for ensuring the Predicted Waste Streams and Quantities, Waste Management Options and Duty of Care Schedule spreadsheets are completed along with the declaration and decisions record during the Pre-Construction stage of the project. He/she also obtains copies of Contractors and Suppliers Waste Carriers Licences and Waste Management Licences and estimates of their anticipated waste quantities. The construction director produces the site layout plan detailing material storage areas, skip and recycling areas and materials handling equipment. He/she is also responsible for completing the Policy, Design, Planning and Procurement Stages of SWMP checklist.

CONSTRUCTION MANAGER

The Construction Manager holds overall responsibility for material storage on site and implementation of the Site Waste Management Plan. They review the sections of the SWMP completed in the Pre-Construction phase to ensure they are correct and up to date. The Site Manager/ Foreman ensures that any amendments to the site layout are recorded in the Site Plan and completes the Construction section of the SWMP checklist. They are also responsible for ensuring that all waste leaving site is taken by registered / licenced waste carriers and all waste transfer notes are correctly completed and collected.
When the project is completed, the construction manager is responsible for completing the Post Completion section of the SWMP checklist and the Report and Review section of the SWMP.

WASTE CHAMPION

The waste champion is responsible for ensuring that the Site Waste Management Plan is followed on site. Responsibilities of the Waste Champion include to:

• Maintain and regularly update the Site Waste Management Plan.

• Ensure all waste storage containers are clearly labelled and wastes are segregated correctly where applicable.

SITE WASTE MANAGEMENT PLAN

• Ensure that best practice is followed on site.

• Make sure that the Duty of Care is always complied with and that any waste produced on site is handled safely and within the law.

• Ensure that the correct documentation is held for waste contractors using the site and controlled waste transfer notes and hazardous waste consignment notes for waste removed from site are complete, accurate and filed in a systematic manner.

• Keep accurate records of the types and quantities of waste leaving site by obtaining all waste transfer notes.

• Be a point of contact with regards to waste questions, queries, and problems.

• Attend training sessions on waste minimisation, and disseminate the information to the rest of the team. Ensure all site personnel know their responsibilities for site waste management and arrange training where necessary.

• Engage in project meetings aimed at keeping track of and recording progress.

• Implement waste minimisation as an important part of company culture and coordinate reduction, reuse, and recycling initiatives between sub-contractors.

• Motivate and encourage minimisation of all types of waste, including efficient use of water and electricity.

The Waste Champion should be the main contractor's employee to ensure retention of knowledge and policy continuity for the duration of the construction project. The nominated person should have the authority and enthusiasm to implement the ideals of the SWMP across site and have the visible support of management.

The above roles and responsibilities can be undertaken directly by the Waste Champion or delegated accordingly.

4.0 SITE WASTE MANAGEMENT PLANNING

Before the project commences, information is collected on the wastes likely to be produced throughout production and the available options for reduction, reuse, recycling and disposal. Waste Carriers & Suppliers should be asked at time of enquiry to submit copies of their Waste Carrier Registrations, Environmental Permits (along with corresponding permitted waste(s) schedules). They should also be asked to provide regular recycling performance reports in order to measure quantities of waste diverted from landfill.

5.0 PRE-DEMOLITION AND REFURBISHMENT AUDITS

These provide detailed information on materials that can be reclaimed and recycled, so reducing the cost and environmental impact of waste disposal, bringing savings from re-using existing materials and earnings from selling those that aren't needed.

SITE WASTE MANAGEMENT PLAN

Pre-demolition and refurbishment audits:

• Identify volumes of wastes so that plans to re-use, recycle and recover can be drafted prior to work starting.
• Assist in the identification of markets for recycled or recovered material
• Identify reclamation and re-use potential both on-site and off-site
• Influence local and national material valuation
• Increase material and labour efficiency, reduce waste, and maximise profit

• Assist in waste segregation recommendations and
• Environmental quantification.

If applicable, audits should be filed in this section.

It is expected that the contractor should use the ICE Demolition Audit protocol or similar standard of audit.

6.0 WRAP QUALITY PROTOCOL

WRAP Quality Protocols set out steps that must be taken for waste to become a non-waste product or material that can be either reused by business or industry, or supplied into other markets, enabling recovered products to be used without the need for waste regulation controls. The Quality Protocol for the production of aggregates from inert waste details a formalised quality control procedure for the production of aggregates from inert waste.
Summarised evidence of compliance must be filed in this section or a reference to the location of the evidence must be provided.
Further information / process guidance can be obtained by accessing the web link below.

http://aggregain.wrap.org.uk/quality/quality_protocols/

7.0 CL: AIRE CODE OF PRACTICE

In September 2008, Contaminated Land: Applications in Real Environments (CL:AIRE) published the Definition of Waste: Development Industry Code of Practice, which sets out good practice in dealing with excavated materials and their reuse. The Code signals a move from prescriptive waste management regulations to a risk-based approach. Developers can self-regulate when reusing surplus soil, speeding up site preparation, reducing the amount of soils sent to landfill and can therefore save money.

Under the Code, there is now less need to involve the Environment Agency, who previously controlled the process under a permit or a permitting exemption. The decision on whether to reuse soil now rests with the developer /principal contractor as long as the Code is carefully followed, the scope is agreed with the regulator and the working plans are signed off by a Qualified Person.

The Code does not distinguish between contaminated and uncontaminated soils, but instead advocates a “suitable for use” approach, whereby a risk assessment is used to decide whether

or not the material can be re-used. The Code requires a comprehensive documented audit trail in the form of either a Remediation Strategy or a Design Statement, depending on the contamination status of the material. The document must include:

- Desk and site investigations
- Conceptual Site Model
- Risk Assessment
- Materials Management Plan
- Verification plan

- Signed declaration from a Qualified Person confirming documentation adheres to the Code.

This must be sent to the Environment Agency to arrive at least one week before work begins. Upon completion of the work a Validation Report must be prepared and kept by the developer for a minimum of two years.

The Code stipulates that the "Qualified Person" should be chartered in a relevant discipline, have attended a one-day CL:AIRE training course and have at least five years relevant experience. They must be at arm's length from the project but may still work for the company that prepares the audit trail.
The Code only applies where the material is suitable for use, where re-use of excavated material is a certainty, where only the required volume of material will be used and if the material will not harm the environment or human health. Currently the Code of Practice applies only to soil being re-used on the same site or at a predefined cluster of sites. Re-use of soil on other sites is not yet covered, nor is soil coming from a fixed treatment facility. These activities continue to be regulated by the environmental permitting regime.

Should there be a requirement to follow the Code of Practice, please contact your Environmental Manager. A summary of evidence or a reference to the location of the evidence must be provided in this section.

Further information regarding the code can be found by accessing the web link below.
http://www.claire.co.uk/

8.0 DESIGN DECISIONS RECORD

The Site Waste Management Plan Regulations 2008, and in particular Section 6(3), includes the requirement that the Site Waste Management Plan must record any decision taken on the nature of the project, its design, construction method or materials employed in order to minimise the quantity of waste produced on site, including those made before the SWMP was drafted.
This requirement applies to all designers - where a package is identified as sub-contractor design, as the designer, the sub-contractor must also produce comments on waste minimisation during the design stage. Each designer must produce a summary.

The table below is an example, giving a broad understanding of the issues to be considered. Each design element must be considered and the list in the table is not exhaustive, so must be tailored to the design elements and the number of designers, as each project differs widely.

SITE WASTE MANAGEMENT PLAN

PACKAGE/ ELEMENT	DESIGN RESPONSIBILITY	DECISION AND EFFECT ON WASTE ON SITE
Demolition	Contractor	Building to be demolished, asbestos contaminated materials to be removed as Hazardous waste. Concrete and brick to be crushed and reused on site as 6F2. Metals to be removed for recycling.
Earthworks/ Excavation	Contractor	Topsoil will be retained on site for use in soft landscaping
Piling	Contractor	Some piling muck will be stored on site for use in the landscaped areas.
Envelope brick	Contractor	Walls will be sized to brick dimensions to reduce on site cutting and waste.
Envelope panel	Contractor	Prefabricated panels have been specified for the building, to reduce waste production on site and for speed of erection.
Envelope cladding	Contractor	Panels will be fabricated offsite to reduce on site waste production
Internal partition walls	Contractor	Internal walls have been designed around standard BG plasterboard sizes, to reduce the need for cutting and wastage. The subcontractor will supply skips for recycling of the waste material.
Doors	Contractor	These are standard models; they will be supplied on stillages with minimal packaging that will be returned to suppliers
Glazing	Contractor	Standardised units have been selected, they will be supplied on stillages with minimal packaging that will be returned to suppliers.
Flooring – soft, wood and tiled	Contractor	These have been selected for aesthetic and client requirements, there will be inefficiencies in the use of the materials, but this is mitigated by the need for an effective design.
Coatings/ painting	Contractor	To minimise maintenance and stocks of paint in use of the building, the number of colours has been minimised. This will reduce waste in construction and in operation of the building.
M&E	Contractor	Design: - Shortest routes for containment e.g., trays, conduit, basket, trunking. Parallel runs to reduce bracketry, piping, and ductwork. Sizing: - Pumps and plant to be most efficient size, includes British Standards and Electrical Standards. Lighting: - Modular lighting system, prefabricated off-site. Trench heaters: - Trench boxes manufactured off-site.

Kitchens	Contractor	Areas have been designed to meet the dimensions of equipment of the contractor specified by the client. The units will be supplied on stillages with minimal packaging that will be returned to suppliers.

Soft landscaping	Contractor	Some trees on site are to be retained. Others as identified in the site layout plan will need to be removed to accommodate the building. Trees to be cut down will be chipped for landscaping purposes with some branches retained for wildlife havens on site.
Hard landscaping	Contractor	New paved areas will be laid using recycled glass hardcore with paving made from recycled materials specified by client.
Street furniture	Contractor	This will be comprised of bollards, seating and waste bins made from recycled plastics, specified by the client. To maintain the aesthetics of the adjacent buildings in their ownership.

Use the table below to create a project specific Design Decision Record. Please ensure that it is kept up to date at least quarterly or as frequently as necessary.

Package/Element	Design Responsibility	Decision and effect on waste on site	Date of Entry	Initial

9.0 CHECKLIST

The Policy, Design and Planning Stages of this checklist should be completed by the Project Planner during the Pre-Construction phase. The Procurement Stage should be completed by the Design administrators. The project's Contracts Manager and/ or Site Manager should review the completed sections and is responsible for completing the Construction and Post Completion sections during and after the project.

Questions to consider	Current Status/ Documentary evidence	Person Responsible	Complete
POLICY			
1. Has the client stipulated any specific waste management or recycling requirements?			

SITE WASTE MANAGEMENT PLAN

2. Has on site segregation been considered in preference to offsite segregation?			
3. Where on site segregation is to be practised, has the segregation of waste streams been maximised? Or is waste going to an MRF or Transfer Station for separation?			
4. Is there a requirement to segregate wastes on site for BREEAM/CfSH credits?			
5. Is there a requirement to use recycled materials to gain BREEAM/CfSH credits?			
6. Is WRAP's Net Waste Tool to be used on the Project?			
7. Has waste been designed out of the project through standardisation of components and sizes?			
8. Has the design been reviewed by specialist suppliers and contractors?			
9. Have demolition audits been specified to plan for reuse and recycling of available materials?			
10. Does the specification encourage the use of recycled materials?			
11. Have offsite fabrication and modern methods of construction been considered?			
12. Has responsibility for producing the initial plan been assigned to a responsible individual in the Planning Department?			
13. Has the client provided a record of all decisions made to minimise waste during the design process?			
14. Has the decisions record been completed for decisions in design from the point The Contractor took ownership?			
15. Have sub-contractors been asked to estimate their anticipated wastage			

SITE WASTE MANAGEMENT PLAN

16. Have estimated waste streams been identified, quantified, and shown as to when they will be produced?			
17. Have options for dealing with reusable and recyclable materials been identified?			
18. Has a site plan been prepared showing material handling areas and designated areas for skips and recycling; including the sizes and types of skips required?			
19. Have onsite crushers and screens been considered?			
20. Have compactors been considered for packaging?			
21. Have shredders been considered?			
22. If crushing plant is to be used on site: - is the plant operator able to provide evidence of a Part B Mobile Plant Permit? - is the plant operator able to provide "Notification of redeployment" of the plant to the site? - has it been determined whether the crushing activity will fall under the T7 Exemption or Environmental Permit requirements of the Environmental Permitting Regulations (EPR) 2010? - has an application been made to the Local Authority where the site is situated?			

SITE WASTE MANAGEMENT PLAN

23. If processing material on site: - (grading and blending crushed rubble and concrete), has it been determined whether the activity will fall under the T5 Exemption or Environmental Permit Requirements of the EPR 2010? (Reducing in size wood and plant matter) has it been determined whether the activity will fall under the T6 Exemption or Environmental Permit Requirements of the EPR 2010? - Has the relevant application route through the Environment Agency for either activity been followed?			
24. Where there is intention to use crushed concrete, bricks and ceramics on site: - does the amount fall within the requirements of the EPR 2010 under the U1 Exemption or Environmental Permit criteria? - if so, has an application for either been made to the Environment Agency? - if the quantity of material exceeds the U1 Exemption allowance is the WRAP Quality Protocol going to be followed as an alternative to the Environmental Permit Process to demonstrate that the material is not waste?			
25 Where there is intention to recover aggregates from construction, demolition and excavation waste and sell them as products (recycled aggregates), rather than waste, has the WRAP Quality Protocol been complied with?			
26. If the site is on Brownfield land and there is intention to reuse excavated material on site: - has it been determined if the material is suitable for use without treatment? - if not, has it been determined whether the amount falls within the requirements of the EPR 2010 under the U1 Exemption or Environmental Permit criteria? - has an application for either been made to the Environment Agency? - where the quantity of material exceeds the U1 Exemption allowance is the			

SITE WASTE MANAGEMENT PLAN

CL:AIRE Code of Practice being followed to reclassify the material as a resource as an alternative to the Environmental Permit Process?			
27. Where there is intention to use imported soil on site, has the soil been certified as 'clean'? Has a U1 Exemption been applied for through the Environment Agency?			
28. Where relevant, has discharge consent been obtained from the Environment Agency and or water company?			
29. Have sub-contractors identified as major waste producers been asked to produce a Waste Management Plan or contribute data to this SWMP?			
30. Has the declaration been signed by both the client and WD?			
31. If sub-contractors are removing their own waste have they been asked for: a) their Waste Carriers Registration and b) a Permit/Exemption for the landfill/ recycling facility they are using prior to letting the order?			
32. Are all sub-contractors tied into the Site Debris & Waste Conformance Agreement?			
33. Have "take back schemes" been established?			
34. Have quantities been checked to avoid over ordering?			
35. Have deliveries been checked to avoid double handling?			
36. Has packaging been omitted were possible?			
38. Are all operatives advised of the SWMP at their site induction?			
39. Is the SWMP discussed at the subcontractors monthly site meeting?			

40. Are containers/ skips clearly labelled to avoid confusion?			
41. Has a 'reused materials' log been used to record materials that have been reused, recycled or reprocessed?			
42. Have toolbox talks been planned for all site personnel about waste management on site			
43. Are any checks made that excavation materials/ waste is received at the intended site?			
44. Who has been nominated to check and control skips and sign tickets?			
45. Are reports regularly produced?			
46. Has a final report of use of recycled and secondary materials, waste reduction, segregation, recovery and disposal (with costs and savings identified) been completed?			
47. Have key waste management issues been considered for action at future projects?			

10.0 SITE LAYOUT PLAN

A site plan should be placed in this section by the Planner including the following and any other site specific detail as applicable:

- Site Boundary
- Site Cabins / Offices
- Material storage areas
- Fuel stores and refuelling area
- Liquids stores
- Spill kits
- Mortar silo
- Hazardous waste stores
- Concrete washout area
- Skip and recycling areas

SITE WASTE MANAGEMENT PLAN

See following drawings:

- Phase 1 Construction Stage A Logistics Drawing - KMC-QPS-VP-003 – Rev D
- Phase 1 Construction Stage B Logistics Drawing - KMC-QPS-VP-004 – Rev D
- Phase 2 Strip out and Structural Alterations Logistics Drawing - KMC-QPS-VP-005 – Rev C
- Phase 2 Internal Fit out and Bookend Logistics Drawing - KMC-QPS-VP-006 – Rev D

11.0 MATERIAL EXCHANGES AND REUSE NETWORKS

Materials Exchange

A materials exchange lists one organisation's surplus resources, and makes them available for use by another, either for sale or free collection. This may encompass a wide range of sometimes surprising materials, perhaps difficult wastes that may not have recognised markets, brokers or dealers.

An Exchange actively promotes reduction of waste, energy and pollution, and offers great potential for reducing use of virgin resources. It stops useful materials going to landfill, while increasing profitability.

Benefits to those who use the exchanges include reduced disposal costs, lower purchase costs, and a positive image by creating benefit to society as a whole through redistributing resources and materials to where they are most beneficial.

Records of any materials exchanged should be kept in this section of the SWMP.

Reuse Network

Reuse Networks offer a cost effective, multi-beneficiary solution to a significant waste problem by turning unwanted electrical items and furniture into a resource with value and diverting them from the clutches of landfill through redistribution to end users throughout the UK and abroad.

The use of reuse networks could prove financially advantageous to your SWMP when stripping out for example, the contents of schools and medical surgeries prior to demolition work being undertaken or during their refurbishment.

A record of items reused should be kept in the SWMP.

In all cases, Duty of Care checks should be made. Some organisations may be exempt from the requirement for Carriers registrations and have sites which are exempt from the requirement for exemptions.

12.0 REGISTRATIONS, PERMITS, EXEMPTIONS AND VALIDATION CHECKS

Hazardous Waste

Sites producing hazardous waste will need to register with the Environment Agency as a 'Producer' of hazardous waste. Details of how to register along with an application form are available on the Internet at:

http://www.environment-agency.gov.uk/business/topics/waste/32198.aspx

Alternatively the Buyer may have already registered the site and should forward the information to the site.

When the site's Hazardous Waste Producer Registration Document is received from the Environment Agency it should be placed in this section of the plan. The premise code should be entered into the contract details section at the front of this SWMP.

Waste Carriers

All waste removal companies, including project sub-contractors removing their own waste from site must be registered waste carriers. Copies of their Waste Carrier Registration Certificates must be obtained and filed within this section of the plan.

Permits and Exemptions

The Environmental Permitting Regulations require that a premise receiving / treating waste must either hold an Environmental Permit or be registered exempt from permitting requirements. The Environmental Permitting Regime replaces the previous Waste Management Licence and Pollution Prevention Control (PPC) Regimes. Waste Management Licences and PPC Permits obtained prior to the introduction of the regulations in April 2008 automatically became Environmental Permits. Copies of such documentation along with details of permitted waste types must be requested from service providers prior to the use of their services and filed within this section of the plan.

Validation Checks

All Waste Carrier Registrations and Environmental Permits should be checked to ensure they are valid by logging on to the EA website:
http://www2.environmentagency. gov.uk/epr/search.asp?type=register.

Exemptions can be verified via email to the Environment Agency's Duty of Care Team at dutyofcare@environment-agency.gov.uk

In both cases, evidence should be printed out and kept in this section.

Registrations, permits and exemptions can also be verified by phone through contacting the Environment Agency's Duty of Care Team on 0870 850 6506. This option should only be considered as a last resort and evidence of validity must be requested in the form of an email or facsimile to be included in this section.

SITE WASTE MANAGEMENT PLAN

Duty of Care Audits may be carried out during the project. Any waste contractor removing wastes from site which is considered as high risk and where we have suspicions that it is not being handled in compliance with the Duty of Care (e.g., muck away due to large quantities or hazardous waste) should be followed to ensure they are taking the wastes to the correct destination. If possible, during visits to waste facilities, checks should be made that wastes are being recycled/ disposed of in accordance with specified methods. A separate file/s may be used for storage of Carriers Registrations, Permits/ Exemptions and EA checks with the Duty of Care Schedule

DUTY OF CARE SCHEDULE

Waste Carrier Registrations

Trading Name	Registration No.	Expiry Date	Date validated with Env Agency	Comments

Environmental Permits / Exemptions

Trading Name	Permit / Exemption No.	Date Validated with Env Agency	If wagon followed to site, note here	Permitted waste types	Comments

13.0 WASTE TRANSFER DOCUMENTS

There will be two types of documentation controlling the transfer of wastes from this site. They are Waste Transfer Notes (for non-hazardous wastes) and Hazardous Waste Consignment Notes (for hazardous wastes).

Waste Transfer Documents show carriers and site operators who handle the waste what they are dealing with so that they can manage it safely and legally. No waste should ever leave the site without either document in place.

NOTE: Copies of all Waste Transfer Notes must be kept for at least two years and Hazardous Waste Consignment Notes for three years. They should be readily available upon demand for inspection by the Environment Agency or Local Authority.

NOTE: Copies of all WTNs to be filed in this section

14.0 SWMP REVIEW REPORTS

The SWMP must be updated as often as necessary and at a minimum frequency of six months. Six monthly reviews will be carried out by the Contracts Manager. All reports produced, including external reports by the Environment Agency / Local Authority should be filed in this section.

15.0 FINAL REPORT AND REVIEW

Within one month of the end of the project, the Contracts Manager should complete the following Completion Report to review the information collected during Site Waste Management Plan process.

Completion Report

Confirmation of implementation of the plan

I confirm that the site waste management plan has been monitored on a regular basis to ensure

SITE WASTE MANAGEMENT PLAN

that work progressed according to the plan and that the plan was updated at least 6 monthly in accordance with "The Site Waste Management Plans Regulations 2008".

Name:

Signed:

Date:

Comparison of predicted and actual wastes

	Predicted Quantities (m3)	Actual Quantities (m3)	Difference
Ceramics			
Inert			
Concrete			
Timber			
Plastic			
Packaging			
Electrical Equipment			
Furniture			
Metals			
Liquids and Oils			
Insulation			
Plasterboard			
Miscellaneous			
Hazardorous			

Lessons Learnt

Please describe any lessons learnt from any differences in the first draft of the SWMP and actual performance: please include any feedback for Pre-Construction to use in the initial estimates, including methods of best practice for disposal.
Also, explain any deviations from the Plan, such as wide differences in waste quantities, unexpected quantities that arose during construction.
Record quantities of material reused or recycled on site, as contained in the SWMP spreadsheet; as required by Section 8(4) of the Regulations.

SITE WASTE MANAGEMENT PLAN

Estimation of cost savings

Please give details of any estimates of cost savings that have been achieved through the implementation of the SWMP. Include forecast waste costs and actual waste costs.

16.0 GLOSSARY OF TERMS AND DEFINITIONS

Terms

BREEAM	Building Research Establishment Environmental Assessment Method
CL:AIRE	Contaminated Land: Applications in Real Environments
CfSH	Code for Sustainable Homes
EA	Environment Agency
Environmental Permit	The result of a streamlined permitting regime under the Environmental Permitting Regulations 2007 that replaces Waste Management Licensing (WML) and Pollution, Prevention and Control (PPC) Permitting.
SmartSTART	A waste auditing tool that enables waste types to be measured and benchmarked. This tool measures changes in waste reduction and recovery that are put in place on-site, providing information that can be of benefit to your whole organisation.
SWMP	Site Waste Management Plan
WRAP	Waste and Resources Action Programme
WRAP's Net Waste Tool	A web-based tool used for calculating waste arisings, identifying recycled content and producing options for maximising reduction, recovery, reuse and recycling opportunities on a project.
WRAP Quality Protocol	A quality management system, which can be used to demonstrate that recycled wastes have become a product and no longer a waste.

Waste Definitions

Ceramics / Bricks	Bricks, ceramic tiles, clay roof tiles, ceramic toilets and sinks
Electrical Equipment	TVs, fridges, air conditioning units, lamps
Inert	Soils, clays, sand, gravel, natural stone, glass, rubble/ hardcore

SITE WASTE MANAGEMENT PLAN

Metals	Radiators, metal formwork, acrows, metal sinks, cables and wires, metal bar
Packing	Cardboard, bubble wrap, wrapping bands, polystyrene, paper, cable drums, pallets
Plastic	Gutters, downpipes, DPC, PVC-U windows and doors, socket boxes
Concrete	Concrete pipes, kerb stones, paving slabs, concrete, solid blocks
Furniture	Tables, chairs, desks, sofas, blinds, carpets
Insulation	Glass fibre, mineral wool, purlboard, breather paper
Office / Canteen	Office and canteen waste, vegetation, sweepings, ad-hoc materials
Plaster / Cement	Plasterboard, render, plaster, cement, fibre cement sheets, mortar
Timber	Plywood, chipboard, noggins, battens, doors and windows, MDF
Liquids and Oils	Hydraulic oil, engine oil, lubricating oil, transmission oil, liquid fuel, cleaning agents, mould oil, interceptor waste
Hazardous Materials	Paint pots, line markers, creosoted timber, asbestos, radioactive waste, bituminous mixtures with coal tar, tarred products, PCB or mercury coated products, fluorescent light tubes

Waste Types Eg Bricks	Waste Category	European Waste Codes EWC	Colour Codes	Origin of Waste Demolition of Existing buildings & walls
Concrete	Inert	17 01 01		Hardstanding's & Foundations
Tarmac	Inert	17 03 02		Hardstanding's
Brick/Block	Inert	17 01 02		Hardstanding's & foundations
Subsoils	Inert	17 05 04		Ground works across the site
Timber	Inert	17 02 01		Site clearance works & waste
Metals	Inert	17 04 07		Site clearance works & waste during construction
Plasterboard	Active/Bio	17 08 02		Waste from construction works
Packaging	Inert	15 01 01		Waste from works
Mixed	Inert	17 09 04		Site clearance works

SITE WASTE MANAGEMENT PLAN

Asbestos	Hazardous	17 06 05		Site clearance works
Tarmac	Hazardous	17 05 03		Existing hardstanding's & site clearance works
Mixed Contaminated	Hazardous	17 01 06		Construction waste COSHH items

APPENDIX :

Site Waste Management Spreadsheet Template
Victoria Point – Outline Construction Programme 0001 – Rev A
Phase 1 Construction Stage A Logistics Drawing - KMC-QPS-VP-003 – Rev D
Phase 1 Construction Stage B Logistics Drawing - KMC-QPS-VP-004 – Rev D
Phase 2 Strip out and Structural Alterations Logistics Drawing - KMC-QPS-VP-005 – Rev C
Phase 2 Internal Fit out and Bookend Logistics Drawing - KMC-QPS-VP-006 – Rev D

KNOCKMOY CONSULTANCY
CONSTRUCTION SERVICES

Site Waste Management Plan Spreadsheet

Rev A

Template

Basic Details — Must be filled!

Client name :	Empiric Student Property PLC
Principal contractor :	To be confirmed
Owner of document :	Principle Contractor when appointed
Project title :	Victoria Point
Project Reference :	KMC-VP- 001
Project location :	44 Hathersage Road, Manchester M13 0FT
Project postcode :	M13
Construction value :	To be confirmed
Type of construction :	Residential
Activity Type :	Both (new build and refurb)

Metrics

Please select metrics applicable to your project. These metrics are then used in the KPI sheet to track your progress.

Metric	Amount	Unit
Footprint (m2) of structure		m2
Footprint (m2) of site		m2

Project targets

Please select project targets applicable to your project

KPI	Phase	Target	Unit
Waste recovery	All	95	%

Schedule

Start date :	07-Jul-25	dd/mm/yy
Completion date :	04-Jun-29	dd/mm/yy

Estimated Waste

Activity	Waste Stream	Proposed Waste Destination	Default Recovery Rate (%)	Waste Totals				Calculated Waste Totals				Planned Actions	Action Owner
				Container Size	Number of Containers	m^3	Tonnes	Container Size	Number of Containers	m^3	Tonnes		
Construction	Concrete (17 01 01)	Recycled / Recovered off site	*90%*									Train staff on practical ways to manage and handle material to reuse and recycle / recover waste	
Construction	Bricks (17 01 02)	Recycled / Recovered off site	*95%*									Train staff on practical ways they can prevent and reduce waste	
Construction	Concrete, bricks, tiles (17 01 07)	Recycled / Recovered off site	*95%*									Train staff on practical ways to manage and handle material to reuse and recycle / recover waste	
Construction	Wood (17 02 01)	Recycled / Recovered off site	*85%*									Ensure materials and waste containers are stored securely to reduce chances of damage/theft and contamination respectively	
Construction	Mixed C&D waste (17 09 04)	Recycled / Recovered off site	*85%*									Implement good housekeeping throughout site to promote good waste segregation and reuse opportunities	
Construction	Metals (17 04 07)	Recycled / Recovered off site	*95%*									Segregate waste from other waste streams that can't be reused / recycled / recovered	
Excavation	Soils and stones (Non-hazardous) (17 05 04)	Recycled / Recovered off site	*100%*									Ensure materials and waste containers are stored securely to reduce chances of damage/theft and contamination respectively	

	Actual Waste Movements					IF YOU ENTER WASTE IN TONNES, DO NOT ENTER M3	Waste Totals (enter either Container size + number OR m3 OR Tonnes)					
Movement Number	Activity	Waste Stream	Waste Carrier	Waste Facility	Date of Movement (dd/mm/yyyy)	Destination	Container Size	Number of Containers	m^3	Tonnes	Comments/ Waste Transfer Notes/ Consignment Notes	Haulier Waste Transfer Notes
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												

Actual Waste Totals -

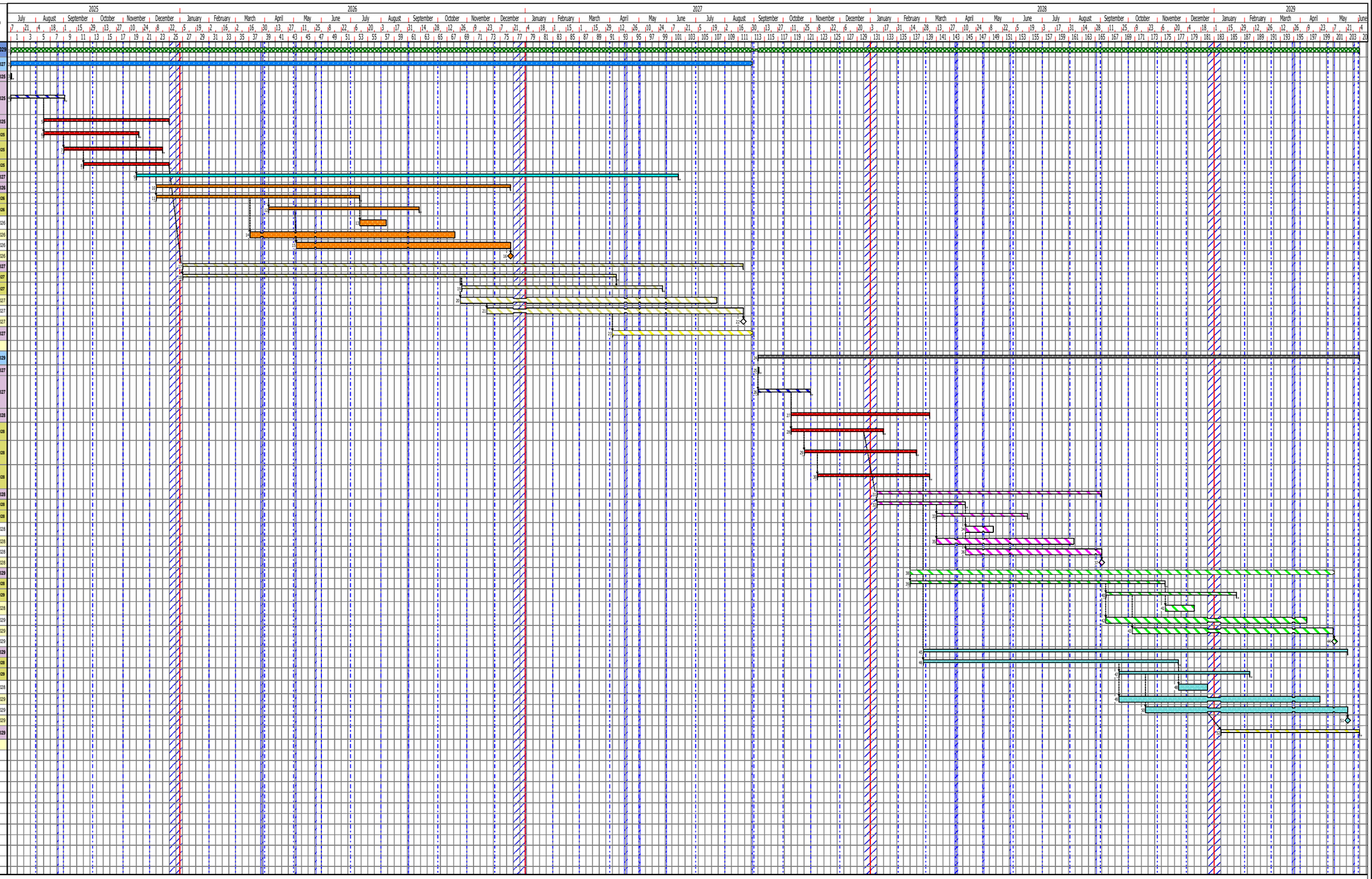
Waste Stream	Total waste arising (Tonnes)	Total waste reused on site (Tonnes)	Total waste reused off site (Tonnes)	Total waste landfilled (Tonnes)	Total waste recycled / recovered off site (Tonnes)	Overall diversion from landfill rate
Aluminium (17 04 02)						
Asbestos cement (17 06 05*)						
Asbestos insulation (17 06 01*)						
Batteries (Hazardous) (20 01 33*)						
Batteries (Non-hazardous) (20 01 04)						
Biodegradable/garden waste (20 02 01)						
Cables (17 04 11)						
Cans (20 01 40)						
Carpets (20 01 11)						
Concrete, bricks, tiles (17 01 07)						
Copper (17 04 01)						
Dredgings (Non-hazardous) (17 05 06)						
Electronic equipment (20 01 35*)						
Floor tiles (wood) (03 01 05)						
Fluorescent tubes / mercury waste (20 01 21)						
Furniture (20 03 07)						
Glass (17 02 02)						
Gypsum (17 08 02)						
Hazardous waste (Segregated) (17 05 03*)						
Lead (17 04 03)						
Metals (17 04 07)						
Mixed C&D waste (17 09 04)						
Mixed C&D waste (Hazardous) (17 09 03*)						
Packaging (17 02 03)						
Paint, adhesives etc. (20 01 27*)						
Paper (20 01 01)						
Plastic bottles (20 01 39)						
Plastic pipes (17 02 03)						
Refrigerant gasses (16 05 04*)						
Refrigeration gasses (Non-hazardous) (16 05 05)						
Septic tank waste (20 03 04)						
Soils and stones (Hazardous) (17 05 03*)						
Soils and stones (Inert) (17 05 04)						
Soils and stones (Non-hazardous) (17 05 04)						
Steel (17 04 05)						
Textiles (20 01 11)						
Wood (17 02 01)						
Bituminous mixtures containing coal tar (17 03 01*)						
Wastes containing other hazardous substances SLUDGES (16 07 09*)						
Concrete (17 01 01)						
Bricks (17 01 02)						
Fuel oil Diesel (13 07 01*)						
Interceptor Sludges (13 05 03*)						
Track Ballast with dangerous substances (17 05 07*)						
Total						

Total GHG Co2 (ton)	0.00
Unit	**Tonnes**

Victoria Point - Manchester

20/03/2024 | Outline Construction Programme | Quartz - Knockmoy Consultancy

Line	Name	Start	Duration	Finish
1	**Overall Anticipated Onsite Duration**	07/07/2025	192w	04/06/2029
2	**Phase 1 - Blocks 4, 5 & 6**	07/07/2025	106w	31/08/2027
3	**Pre Commencement**	07/07/2025		07/07/2025
4	**Phase 1: Initial Site Set Up, Enabling Works, Services Disconnections & Diversions**	07/07/2025	8w	01/09/2025
5	**Demolition to Blocks 6, 5 & 4.**	11/08/2025	18w 4d	19/12/2025
6	**Block 6 - Full Demolition**	11/08/2025	14w 1d	18/11/2025
7	**Block 5 - Structural Demolition back to Shell**	01/09/2025	15w	12/12/2025
8	**Block 4 - Full Demolition**	22/09/2025	13w	19/12/2025
9	**Block 6 - Construction**	17/11/2025	76w 1d	14/06/2027
10	**Block 5 - Construction**	08/12/2025	50w 3d	17/12/2026
11	**Structure**	08/12/2025	28w	10/07/2026
12	**External Facade & Internal Walls**	06/04/2026	22w 1d	10/09/2026
13	Roof Finishes & Weathertight	10/07/2026	4w	06/08/2026
14	M&E	17/03/2026	30w	19/10/2026
15	Internal Fit Out	05/05/2026	32w	16/12/2026
16	Block 5 - Complete	17/12/2026		17/12/2026
17	**Block 4 - Construction**	05/01/2026	81w	20/08/2027
18	**Structure**	05/01/2026	62w 3d	08/04/2027
19	**External Facade & Internal Walls**	27/10/2026	27w 4d	26/05/2027
20	M&E	26/10/2026	36w	22/07/2027
21	Internal Fit Out	23/11/2026	36w	19/08/2027
22	Block 4 - Complete	20/08/2027		20/08/2027
23	**Phase 1:External Works & Landscaping**	05/04/2027	20w 1d	31/08/2027
24	**Phase 2 - Blocks 1, 2 & 3**	06/09/2027	85w 1d	04/06/2029
25	**Pre Commencement**	06/09/2027		06/09/2027
26	**Phase 2: Initial Site Set Up, Enabling Works, Services Disconnections & Diversions**	06/09/2027	8w	29/10/2027
27	**Demolition to Blocks 1, 2 & 3**	11/10/2027	19w	03/03/2028
28	**Block 1 - Structural Demolition back to Shell**	11/10/2027	12w	14/01/2028
29	**Block 2 - Structural Demolition back to Shell & Book End Demolition**	25/10/2027	19w	18/02/2028
30	**Block 3 - Structural Demolition back to Shell & Book End Demolition**	08/11/2027	19w	03/03/2028
31	**Block 1 - Construction**	10/01/2028	33w	04/09/2028
32	**Structure**	10/01/2028	13w	12/04/2028
33	**External Facade & Internal Walls**	13/03/2028	13w	15/06/2028
34	Roof Finishes & Weathertight	12/04/2028	4w	10/05/2028
35	M&E	13/03/2028	20w	03/08/2028
36	Internal Fit Out	12/04/2028	20w	01/09/2028
37	Block 1 - Complete	04/09/2028		04/09/2028
38	**Block 2 - Construction**	14/02/2028	60w 3d	08/05/2029
39	**Structure**	14/02/2028	37w 3d	09/11/2028
40	**External Facade & Internal Walls**	07/09/2028	17w 4d	23/01/2029
41	Roof Finishes & Weathertight	09/11/2028	4w 2d	08/12/2028
42	M&E	07/09/2028	28w	06/04/2029
43	Internal Fit Out	05/10/2028	28w	04/05/2029
44	Block 2 - Complete	08/05/2029		08/05/2029
45	**Block 3 - Construction**	28/02/2028	60w 3d	22/05/2029
46	**Structure**	28/02/2028	37w 3d	23/11/2028
47	**External Facade & Internal Walls**	21/09/2028	17w 4d	06/02/2029
48	Roof Finishes & Weathertight	23/11/2028	4w 2d	22/12/2028
49	M&E	21/09/2028	28w	20/04/2029
50	Internal Fit Out	19/10/2028	28w	21/05/2029
51	Block 3 - Complete	22/05/2029		22/05/2029
52	**Phase 2:External Works & Landscaping**	08/01/2029	20w 1d	04/06/2029



Drawn by: TM	Dwg No. 00001	Revision No. A	Notes: Planning Draft

PHASE 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 1

Hardstanding for laydown area and logistics

Construct temporary pedestrian ramp access to Block 3

Luffing Jib Tower Crane Radius = 45m

Vehicle to drive into Bax road, turn and reverse into site via Gate 5

Reinstatement of Block 4 New build

Services route to new substation

Proposed new substation

Retain Block 5 with notional intervention and rooftop extension

Mobile Crane for rooftop extension works on Block 5

Block 6 demolished in Demolition Phase

1.5m wide footpath access maintained

Gate 2 and Gate 3 are sliding gates

Pedestrian access to Blocks 1, 2 and 3 during Phase 1 works

TC1

Gate 4

Gate 5 - 8m wide

Gate 3

Gate 2

Gate 1

BAX ROAD

HATHERSAGE ROAD

Public Baths

UPPER WEST GROVE

KESWICK

Edbrook Walk

BRANDISH CLOSE

0 50 metres

LEGEND:

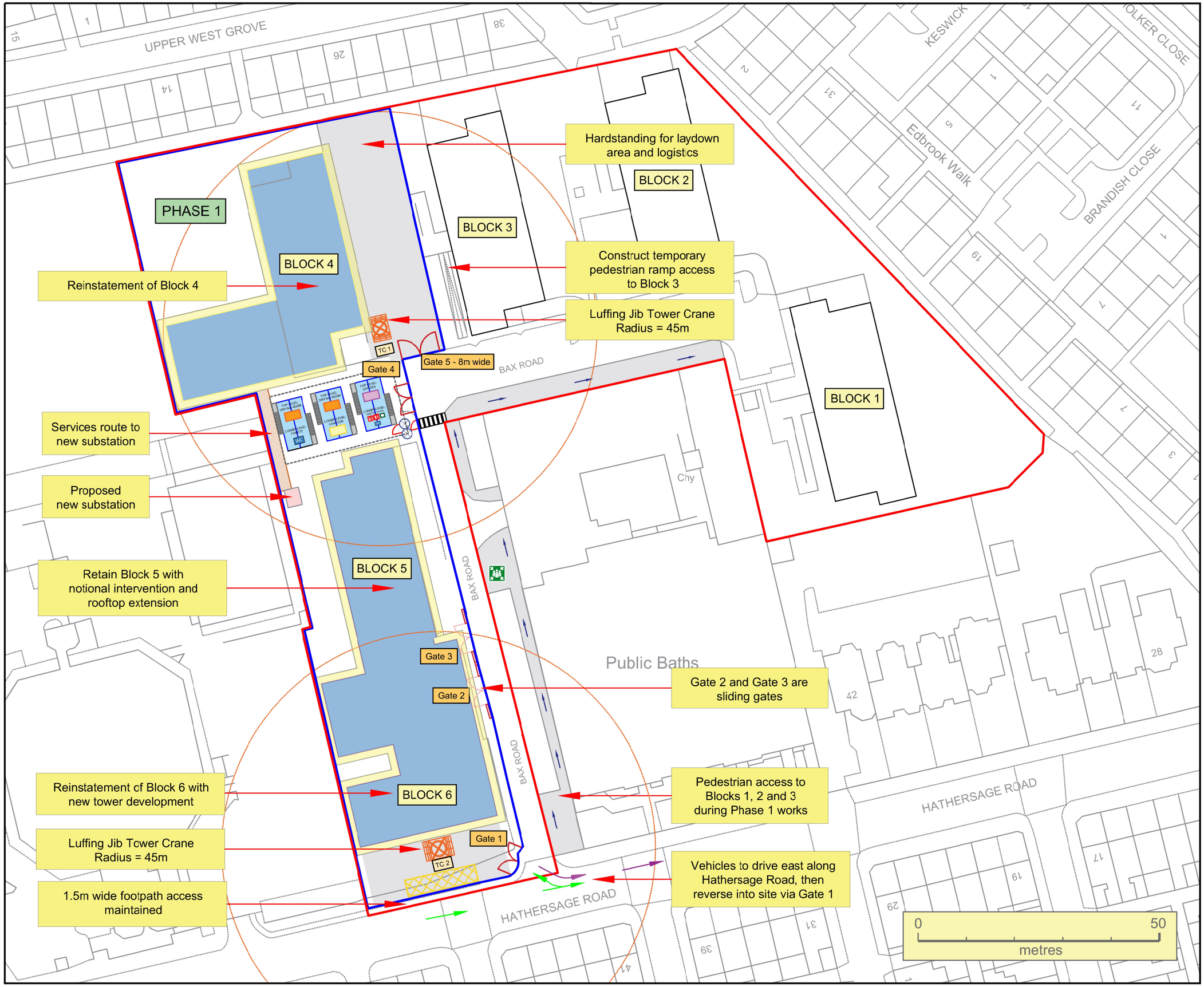
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- SITE HOARDING
- 6m WIDE GATE
- 6m WIDE SLIDING GATE
- VEHICULAR ROUTE INTO SITE
- VEHICULAR ROUTE LEAVING SITE
- PEDESTRIAN ACCESS
- EXISTING BLOCK
- NEW BUILD BLOCK
- SCAFFOLDING
- HARDSTANDING
- TOWER CRANE
- SITE MUSTER POINT
- PEDESTRIAN DOOR TO SITE WELFARE
- HERAS FENCING/ HOARDING
- TURNSTILES
- WELFARE CABINS (10.3m x 2.7m / 34ft x 9ft)
- CROSSING POINT
- LOADING AND UNLOADING BAY

NOTES:

- Proposed cranes are either Luffers or mobile cranes.
- TC1 Luffing Jib Tower Crane can have a slew restrictor fitted - it won't oversail into Victoria Baths or outside the site boundary.
- Mobile crane will not need to lift or operate over any neighbouring properties.

KNOCKMOY CONSULTANCY
CONSTRUCTION SERVICES

PROJECT:	VICTORIA POINT
CLIENT:	QUARTZ PROJECT SERVICES
TITLE:	SITE WIDE LOGISTICS DRAWING
PHASE:	PHASE 1 - CONSTRUCTION STAGE A
SCALE AT A3: 1:75	DATE: 10.04.24
DRAWING NO: KMC-QPS-VP-003	REVISION NO: D



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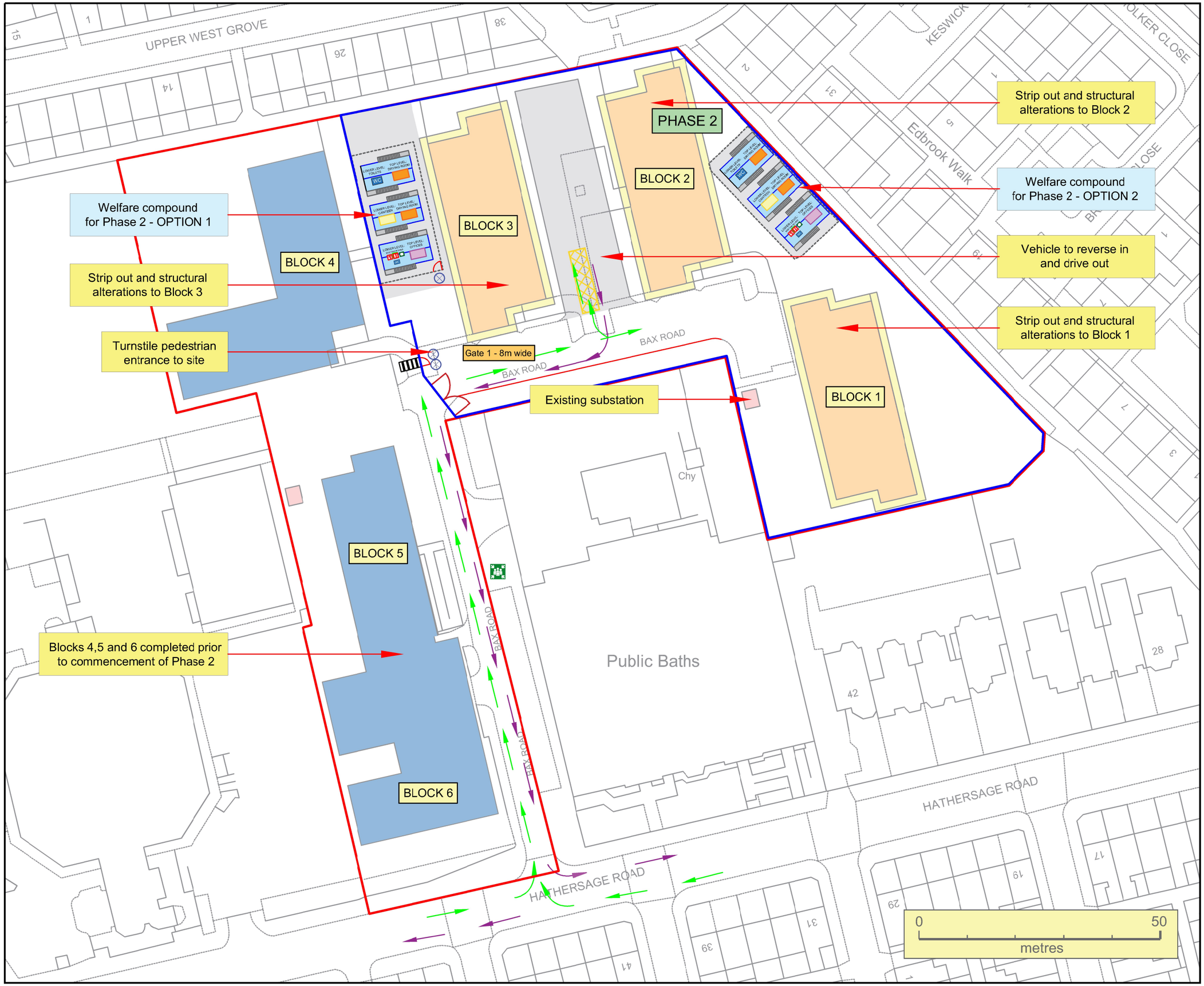
- SITE BOUNDARY
- SITE HOARDING
- 6m WIDE GATE
- 6m WIDE SLIDING GATE
- VEHICULAR ROUTE INTO SITE
- VEHICULAR ROUTE LEAVING SITE
- PEDESTRIAN ACCESS
- NEW BUILD BLOCK
- SCAFFOLDING
- HARDSTANDING
- TOWER CRANE
- SITE MUSTER POINT
- PEDESTRIAN DOOR TO SITE WELFARE
- HERAS FENCING/ HOARDING
- TURNSTILES
- WELFARE CABINS (10.3m x 2.7m / 34ft x 9ft)
- CROSSING POINT
- LOADING AND UNLOADING BAY

NOTES:

- Propesed cranes are either Luffers or mobile cranes.
- TC1 Luffing Jib Tower Crane can have a slew restrictor fitted - it won't oversail into Victoria Baths or outside the site boundary.
- TC2 Luffing Jib Tower Crane can have a slew restrictor fitted - it won't oversail into Victoria Baths or the adjacent hospital, but it will oversail Hathersage Road, which will require an oversail license.
- TC2 will also require to be restricted so it doesn't lift over Hathersage Road.

KNOCKMOY CONSULTANCY
CONSTRUCTION SERVICES

PROJECT:	VICTORIA POINT
CLIENT:	QUARTZ PROJECT SERVICES
TITLE:	SITE WIDE LOGISTICS DRAWING
PHASE:	PHASE 1 - CONSTRUCTION STAGE B
SCALE AT A3: 1:75	DATE: 10.04.24
DRAWING NO: KMC-QPS-VP-004	REVISION NO: D

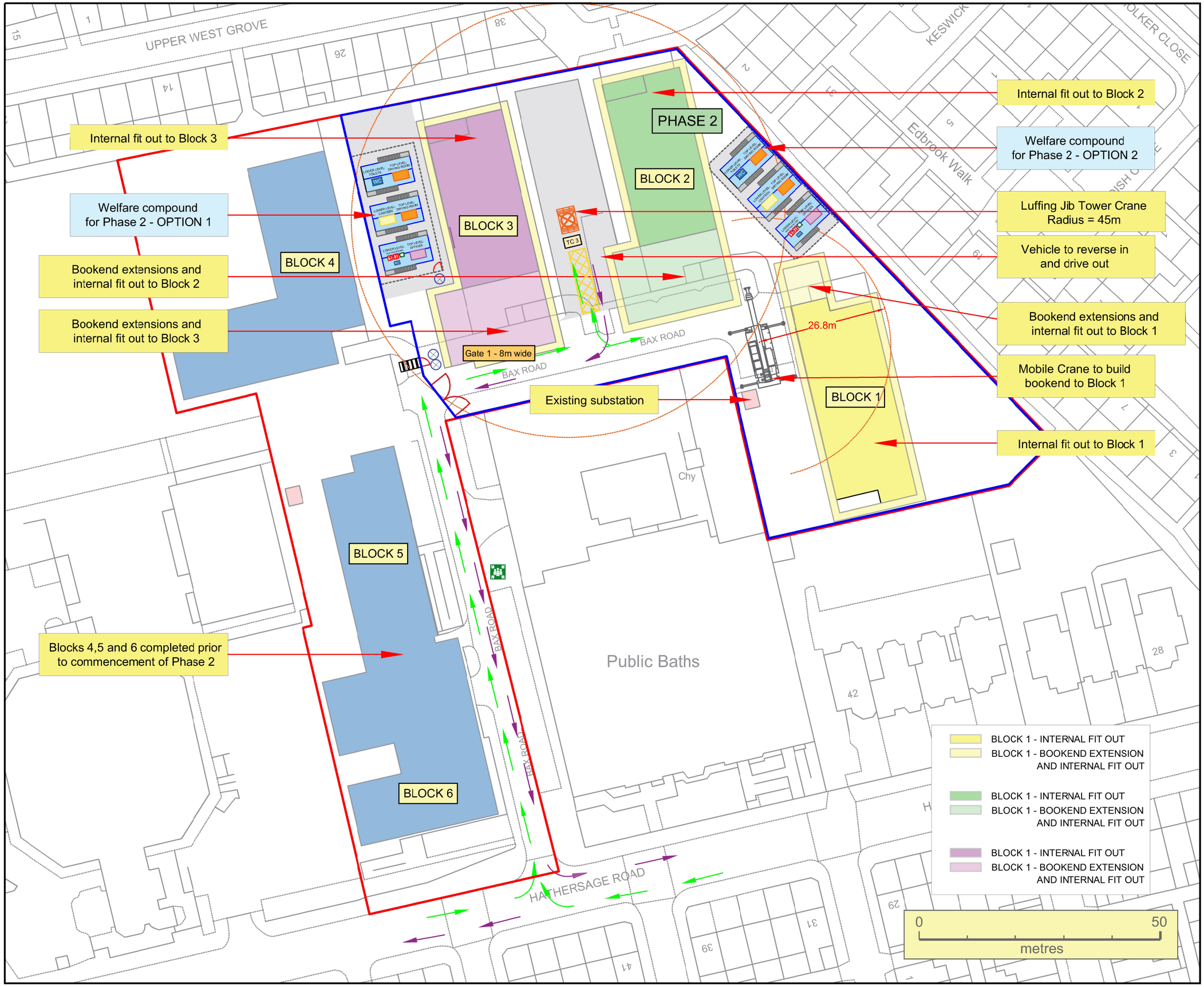


LEGEND:

- SITE BOUNDARY
- SITE HOARDING
- 8m WIDE GATE
- VEHICULAR ROUTE INTO SITE
- VEHICULAR ROUTE LEAVING SITE
- PHASE 1 COMPLETED BLOCKS
- EXISTING PHASE 2 BLOCKS
- SCAFFOLDING
- SITE MUSTER POINT
- PEDESTRIAN DOOR TO PHASE 2
- HERAS FENCING/ HOARDING
- TURNSTILES
- WELFARE CABINS (10.3m x 2.7m / 34ft x 9ft)
- CROSSING POINT
- HARDSTANDING
- LOADING AND UNLOADING BAY

KNOCKMOY CONSULTANCY
CONSTRUCTION SERVICES

PROJECT:	VICTORIA POINT
CLIENT:	QUARTZ PROJECT SERVICES
TITLE:	SITE WIDE LOGISTICS DRAWING
PHASE:	PHASE 2 - STRIP OUT AND STRUCTURAL ALTERATIONS
SCALE AT A3: 1:75	DATE: 26.03.24
DRAWING NO: KMC-QPS-VP-005	REVISION NO: C



LEGEND:

- SITE BOUNDARY
- SITE HOARDING
- 8m WIDE GATE
- VEHICULAR ROUTE INTO SITE
- VEHICULAR ROUTE LEAVING SITE
- PHASE 1 COMPLETED BLOCKS
- SCAFFOLDING
- SITE MUSTER POINT
- PEDESTRIAN DOOR TO PHASE 2
- HERAS FENCING/ HOARDING
- TURNSTILES
- WELFARE CABINS (10.3m x 2.7m / 34ft x 9ft)
- CROSSING POINT
- HARDSTANDING
- LOADING AND UNLOADING BAY

NOTES:

- Proposed cranes are either Luffers or mobile cranes.
- TC3 Luffing Jib Tower Crane can have a slew restrictor fitted - it won't oversail into Victoria Baths.
- Mobile crane will not need to lift or operate over any neighbouring properties.

KNOCKMOY CONSULTANCY
CONSTRUCTION SERVICES

PROJECT:	VICTORIA POINT
CLIENT:	QUARTZ PROJECT SERVICES
TITLE:	SITE WIDE LOGISTICS DRAWING
PHASE:	PHASE 2 - INTERNAL FIT OUT AND BOOKEND
SCALE AT A3: 1:75	DATE: 10.04.24
DRAWING NO: KMC-QPS-VP-006	REVISION NO: D