Job Number : A23023
Document ref : A23023-SASA-XX-XX-RP-A-00310
Rev : P02

Francis Road Apartments - Proposed Waste Management Strategy

This document has been produced in response to planning condition 10, associated with application 134603/FO/2022.

The proposed apartment building has been designed with an internal communal bin store located at ground floor, adjacent to the existing public highway (see figure 1)

Refuse collection vehicles can stop along Francis road directly outside the bin store. As they currently do for other existing properties.



Figure 1 - Extract from Proposed Site Plan

The building will not have an on-site facilities management team to bring bins out onto the street on collection days.

It is therefore proposed that the bin store doors will be secured with a Digi Lock (figure 2), and the access code/key fob will be available to the local authority waste collection team, allowing them to access the store and remove the bins. Once bins have been emptied, they are to be returned to the bin store and the door secured before the waste collection team leave the premises.

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Figure 2 - Extract from proposed street elevation showing Bin Store Door Location

The proposed bin store layout has been checked against Manchester City Council design guide document '**GD 04 Waste Storage and Collection Guidance for New Developments Version 7'.** The bin store layout out plan (figure 3 below) explains the main setting out and design features in accordance with this guidance.

- The store is designed to offer more than 1.1m² per apartment (excess of the 0.43m² guidance)
- The bin sizes and quantities are derived from the data calculated using the Appendix E Waste Management Strategy form.
- The room is lobbied from general circulation to prevent odours spreading to general areas.
- A floor gully and tap are provided for ease of cleaning.
- Suitable lighting and ventilation will also be provided as part of the building services design.

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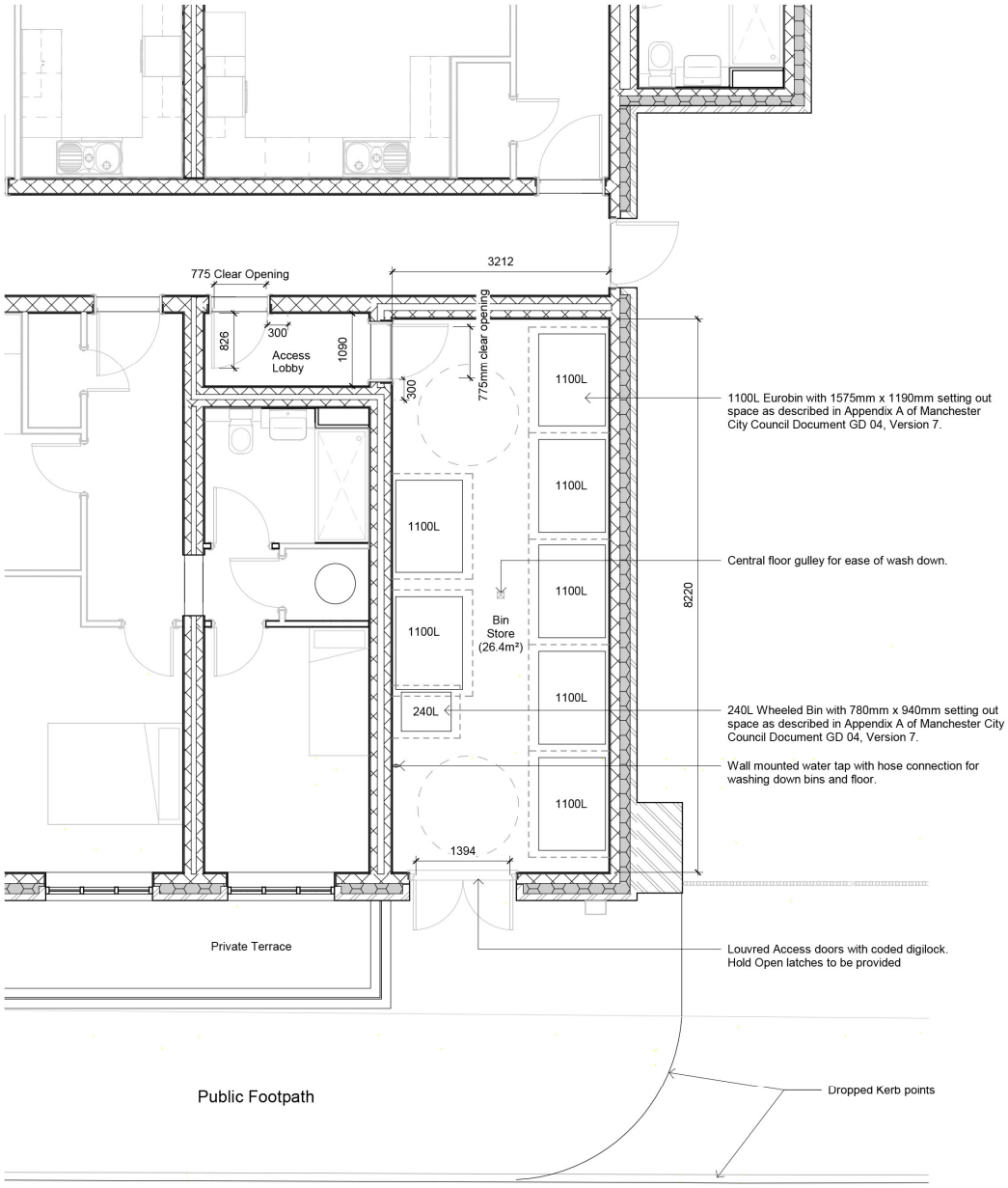


Figure 3 Bin Store Layout Plan

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