

Hotspur Press

784-B050197

Waste Management Strategy

Manner

March 2024

Document prepared on behalf of Tetra Tech Environment Planning Transport Limited. Registered in England number: 03050297



Tetra Tech Cardiff, 5th Floor, Longcross Court, 47 Newport Road, Cardiff, United Kingdom, CF240AD

Tetra Tech Environment Planning Transport Limited. Registered in England number: 03050297
Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS14ER

DOCUMENT CONTROL

Document:	Waste Management Strategy
Project:	Hotspur Press
Client:	Manner
Project Number:	784-B050197
File Origin:	\\lds-dc-vm-101\Data\Projects\784-B050197_Hotspur_Press_Manchester\

Revision:	V1	Prepared by:	Chris Muir
Date:	November 2023	Checked by:	
Status:	Issued	Approved By:	Michael Jones
Description of Revision:	First Issue		

Revision:	V2	Prepared by:	Chris Muir
Date:	April 2024	Checked by:	
Status:	Issued	Approved By:	Michael Jones
Description of Revision:	Second Issue – revised units.		

Revision:	V3	Prepared by:	Chris Muir
Date:	December 2024	Checked by:	
Status:	Issued	Approved By:	Michael Jones
Description of Revision:	Third Issue – revised units.		

Revision:	V4	Prepared by:	Chris Muir
Date:	Mar-25	Checked by:	
Status:	Issued	Approved By:	Michael Jones
Description of Revision:	Fourth Issue – revised units.		

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	ESTIMATED TYPES OF WASTES AND VOLUMES	2
2.1	Student Halls of Residence	2
2.2	Commercial Waste (Class E).....	3
3.0	WASTE STORAGE DESIGN AND CAPACITY	4
3.1	Internal	4
3.2	External.....	5
4.0	MOVEMENT AND COLLECTION OF WASTE	6
5.0	SUMMARY AND CONCLUSIONS	7

APPENDICES

Appendix A: Waste Data Sheet

DRAWINGS

Proposed Level -01 (Lower Ground Floor Plan)

Proposed Level 00 (Ground Floor Plan)

1.0 INTRODUCTION

- 1.0.1 This Waste Management Strategy relates to a proposed Student Halls of Residence (SHR) development at the former Hotspur Press site in Manchester City Centre. The project is for 619 student rooms in a 36-storey building. A commercial unit is also proposed.
- 1.0.2 With respect to the submission of planning applications for commercial development, Manchester City Council (MCC) sets out detailed requirements in relation to waste storage and collection. In its document referenced 'GD 04 Waste Storage and Collection Guidance for New Developments, Version 7.00' (GD 04), dated September 2023, MCC requires a Waste Management Strategy to be produced which includes:-
- Estimated volumes and types of waste produced by the development;
 - Details of internal and external stores for both waste and recycling, including any plans and designs;
 - Location of the proposed collection point and details of the route the collection vehicle will take;
 - Details of how waste will be transferred between waste stores and the collection location; and
 - Details of the number and capacity of bins proposed and collection frequency.
- 1.0.3 This Waste Management Statement describes how waste would be stored and the arrangements for collection. A Waste Management Strategy pro forma is also provided by MCC for use by applicants to provide the required waste management information. This pro forma document has been appended to this Waste Management Strategy.
- 1.0.4 This report is prepared to support the submission to Manchester City Council of a series of design amendments to the proposed redevelopment of the site which is subject to planning application reference 138805/FO/2023. A previous Strategy was prepared by Tetra Tech in April 2024 relating to the scheme which was considered by the City Council's Planning Committee at its meeting of 30th May 2024. This updated Strategy presents a new assessment of the scheme as now proposed, which includes a marginal increase in the level of accommodation with a commensurate increase in waste storage capacity. A description of the development, including of the changes to the design as proposed, are presented in an updated Design and Access Statement.

2.0 ESTIMATED TYPES OF WASTES AND VOLUMES

2.1 STUDENT HALLS OF RESIDENCE

- 2.1.1 Upon completion of the construction phase, the 619 student bedroom units would generate a range of municipal type wastes. The types of waste which are predicted to arise from the occupation are presented in Table 1 below: -

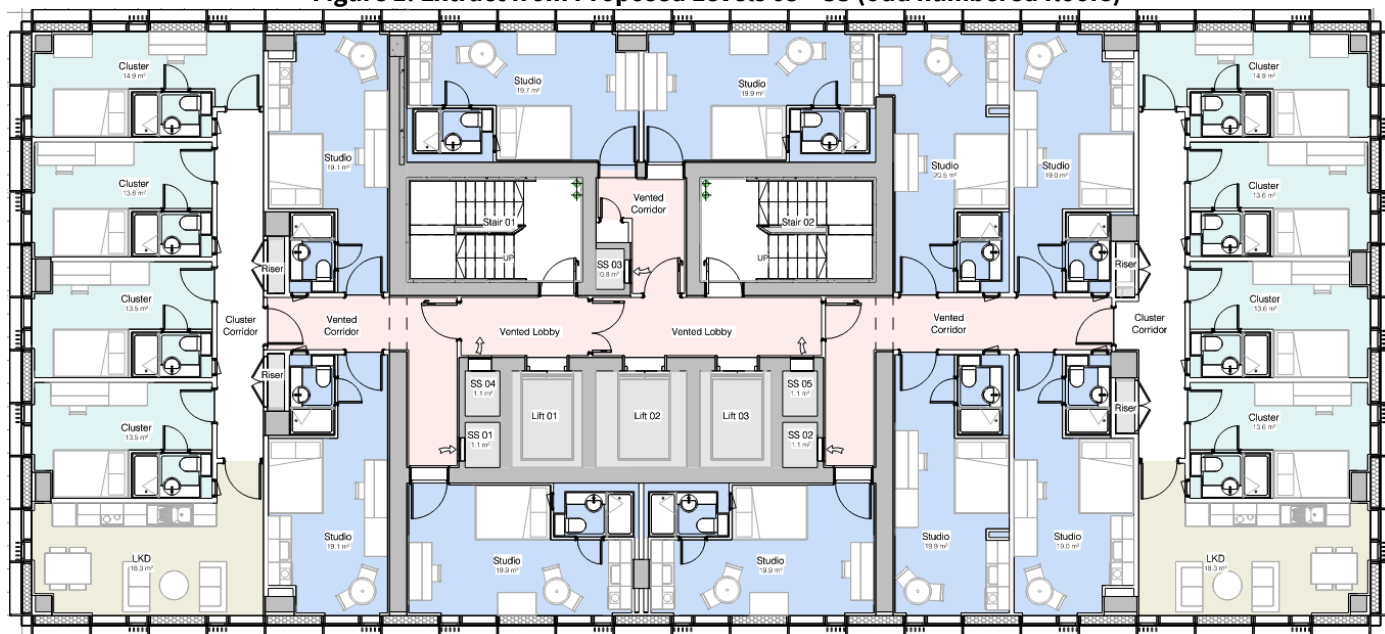
Table 1: Predicted Operational Waste Types

Waste Type	EWC Code
Paper and cardboard	20 01 01
Glass	20 01 02
Biodegradable kitchen and canteen waste	20 01 08
Clothes	20 01 10
Textiles	20 01 11
Solvents	20 01 13* (hazardous)
Fluorescent tubes and other mercury containing waste	20 01 21* (hazardous)
Discarded equipment containing chlorofluorocarbons	20 01 23* (hazardous)
Edible oil and fat	20 01 25
Detergents other than those mentioned in 20 01 29	20 01 30
Medicines other than those mentioned in 20 01 31	20 01 32
Batteries and accumulators other than those mentioned in 20 01 33	20 01 34
Discarded electrical and electronic equipment other than those mentioned in 20 01 21 and 20 01 23 containing hazardous components	20 01 35* (hazardous)
Discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35	20 01 36
Plastics	20 01 39
Metals	20 01 40
Biodegradable waste	20 02 01
Mixed municipal waste	20 03 01
Bulky waste	20 03 07

- 2.1.2 Discussions have taken place between the Project Architect and Manchester City Council's Waste Team regarding bin storage and guidance for student developments. These discussions were held prior to the publication of the referenced 'GD 04 Waste Storage and Collection Guidance for New Developments, Version 7.00' (GD 04), dated September 2023.
- 2.1.3 MCC have recommended 0.23 m² of space per room both in the discussions and in their guidance document. MCC define a room as a self-contained unit. A studio room is a unit, of which there are 361, and there are 2 one-bed apartments. The collective clusters of individual rooms (which are in 4-bed to 6-bed clusters), which for example share living space and a kitchen, are also a unit, and there are a further 68 of these units. Therefore, in total, there are 431 self-contained units.

- 2.1.4 An example of the room formats is shown below with the studio rooms shown in blue. These rooms have a kitchenette and a bathroom. The cluster rooms are shown in pale turquoise and have private bathrooms, but have shared kitchen and living areas, shown in grey/ brown.

Figure 1: Extract from Proposed Levels 05 – 33 (odd numbered floors)



- 2.1.5 Based on 0.23 m² per room, for 431 units, the following waste storage space is required: 23,705 litres of general waste, 9,482 for mixed recycling, 9,482 for pulvable recycling and 2,155 litres for food waste. This equates to 44,824 litres of waste. This is based on MCC's GD 04 guidance and their standard collections. The guidance states that the standard collection frequency is every two weeks so on this basis a maximum of 22,412 litres of waste are anticipated to be generated each week.

2.2 COMMERCIAL WASTE (CLASS E)

- 2.2.1 A 239m² commercial space is proposed on the ground floor. The use would be Class E and could, for example, comprise retail or café space. The mezzanine level plan shows 120.4m² commercial space above the ground floor.
- 2.2.2 The waste types are predicted to include those listed in Table 1 above.
- 2.2.3 MCC provide indicative commercial waste calculation guidance in Appendix C of their GD 04 guidance. The guidance shows a retail use would require 5,000 litres of waste storage space per 1,000m² and for restaurants 1,500 litres would be required per 20 dining spaces. If the commercial space was used for retail 1,797 litres of waste storage capacity would be required. For a worst-case scenario, the metric for a restaurant has been used.
- 2.2.4 It is estimated that a 140-seater restaurant could be accommodated into the space. A 140-seater restaurant would require 10,500 litres of waste storage capacity based on MCCs guidance. MCC state in their guidance that their recommended waste storage capacities are indicative only. The MCC guidance states that the calculations come from Designing Waste Management in New Developments by The Association of Directors of Environment, Economy, Planning & Transport (ADEPT). ADEPT guidance states the typical provision for waste storage capacity for restaurants is 10,000 litres per 1,000m² of gross space. For this development, based on the ADEPT calculation, this would require 3,594 litres waste storage capacity, considerably less than the MCC guidance.

3.0 WASTE STORAGE DESIGN AND CAPACITY

- 3.0.1 The development will be designed with sufficient internal and external space to enable the necessary segregation and collection of the waste streams generated by the development. The internal and external storage areas that would be incorporated into the development are described in this section as well as the number of bins required.

3.1 INTERNAL

Student bedrooms

- 3.1.1 MCC's GD 04 guidance states:-

'To encourage occupants to recycle waste, internal storage areas should be designed into new residential developments and individual units of commercial development. This will enable occupants to segregate their waste into refuse and recyclables, and store it temporarily, until it can be transferred to the external bins. Consideration must be given to providing adequate internal storage space within the dwelling for residents to store refuse and recycling separately.'

- 3.1.2 Each student room will be provided with four waste bins, one for general waste, one for paper / card, one for food waste and one for plastics/ metals/ glass.

Student Bin Store

- 3.1.3 Using MCC's GD 04 guidance, the space required for bins is 99.13m² and additional space is required for circulation, although this is based on a twice weekly collection. For 431 units the following is required: 23,705 litres of general waste, 9,482 litres for mixed recycling, 9,482 litres for pulpable recycling and 2,155 litres for food waste. This equates to 44,824 litres of waste. This is based on MCC's GD 04 guidance and their standard collections, for which the collection frequency is every two weeks. An additional private collection on the weeks that MCC do not collect waste is proposed.
- 3.1.4 As shown on the appended Level -01 Floor Plan (Lower Ground Floor), a 66.7 m² internal bin store is proposed. 21 x 1,100 litre euro bins would be accommodated which would provide 23,100 litres of waste storage capacity. Eleven bins would be provided for general waste, five would be provided for both pulpable and mixed recycling. 4 x 240 litre bins would be provided for food waste, providing a further 960 litres capacity. This requirement has been based on the MCC guidance and a table showing the calculation is shown below.

Table 2: Required Number of Bin Calculations

Waste Stream	Units	Litres per Room	Litres Required	No. of 1,100 bins (÷1,100)	Divided by 2 with additional collection	Number of bins proposed
General Waste	431	55	23,705	21.55	10.77	11
Pulpable Recycling	431	22	9,482	8.62	4.31	5
Mixed Recycling	431	22	9,482	8.62	4.31	5
Food Waste	431	5	2,155	1.95	0.98	4 * 240
Totals	-	-	44,824	-	-	21 x 1,100 l 4 x 240 l

Commercial Bin Store

- 3.1.5 Space for 9 x 1,100-litre bins and 3 x 240-litre food recycling bins could be accommodated in the commercial bin store, as shown on the Ground Floor, although as stated in MCC's August 2023 guidance, recycling percentages vary, and the split of bins would need to be determined by the tenant. With reference to paragraphs 2.2.1 - 2.2.4, this storage space has been provided on a worst-case scenario.

Bin Storage Areas and Holding Area Design

- 3.1.6 The bin storage areas would be demarcated by floor markings and/ or appropriate wall signs to ensure that the area is retained as a waste storage area.
- 3.1.7 The wheeled waste containers would be stored on an impermeable surface. This would ensure that the areas can be routinely cleaned. Sufficient space has been provided to ensure that wheeled bins can be manoeuvred by management staff.
- 3.1.8 The waste storage areas would be sufficiently lit to ensure that residents and store personnel are able to safely access the waste storage area during periods of darkness or low light levels.
- 3.1.9 No flammable materials would be stored within or close to the waste storage areas.
- 3.1.10 The ventilation systems would be ducted through a set of louvres and discharged away from air intakes at both the bin storage area and the bin holding area.

3.2 EXTERNAL

- 3.2.1 MCC's GD 04 guidance states:-

A clear route to the kerbside presentation point should be provided and a presentation area should be established for at least 50% of all containers (e.g., if you will have 22 containers, there should be space to present 11 of them at one time, without causing an obstruction to the highway).'

- 3.2.2 The student waste would be taken from the bin store to a bin holding area, via a service lift, as shown on the Level 00 Floor Plan (Ground Floor). The bin holding area is spacious and would allow much more than half the number of bins. 12 x 1,100 litre bins and 2 x 240 litre bins have been annotated on the plan for indicative purposes.
- 3.2.3 The holding/ collection point area would be sufficiently well lit to ensure that the management company and waste collection crews and other personnel can operate safely during periods of darkness and low light.
- 3.2.4 The area would be routinely inspected for damage and any repairs made as quickly as possible to ensure that the integrity of the area, and particularly the smooth surface, is retained.
- 3.2.5 Dropped bull nosed kerbs will be incorporated if and where required to enable waste collection crews to manoeuvre the wheeled bins to the loading areas.
- 3.2.6 The use of appropriate street signage and road markings (to be agreed with the Highways Authority) would be used if and where required to prevent the use of the loading areas by unauthorised vehicles and would ensure that the lay-by is retained for use by RCVs when required.

4.0 MOVEMENT AND COLLECTION OF WASTE

- 4.0.1 This section describes how waste will be transferred between the rooms, the storage area and collection point, and the access arrangements for refuse collection vehicles (RCVs).
- 4.0.2 The student occupants will be responsible for taking waste to the bins in the refuse storage area.
- 4.0.3 The waste bins will be transferred from the storage area to the collection point by the sites management company. A service lift will be used to manoeuvre the waste bins from the storage area in level -01 to a bin holding and collection area on level 00. At least 2 members of staff would wheel the containers to the holding area.
- 4.0.4 The bin holding area is located immediately adjacent to the road, where the waste collection vehicles will park. The drag distances will be minimal and comply with British Standard and MCC guidance. It is proposed that MCC collect the waste fortnightly as per their standard service arrangements. It is proposed that a private contractor will collect the waste on alternate weeks, meaning there will be weekly collections.
- 4.0.5 It is the management company's responsibility to manoeuvre the emptied waste bins back to the bin stores.
- 4.0.6 For the commercial waste, staff from the tenant company would be responsible for taking waste into the store on level 00. The commercial waste would be collected directly from the stores and the emptied bins would be returned by the collection crew. A private contractor will be appointed to manage the commercial waste. The collections will be arranged so they do not coincide with the student waste collections.
- 4.0.7 The drop-off/ service area is annotated on the Level 00 Plan on Cambridge Street.

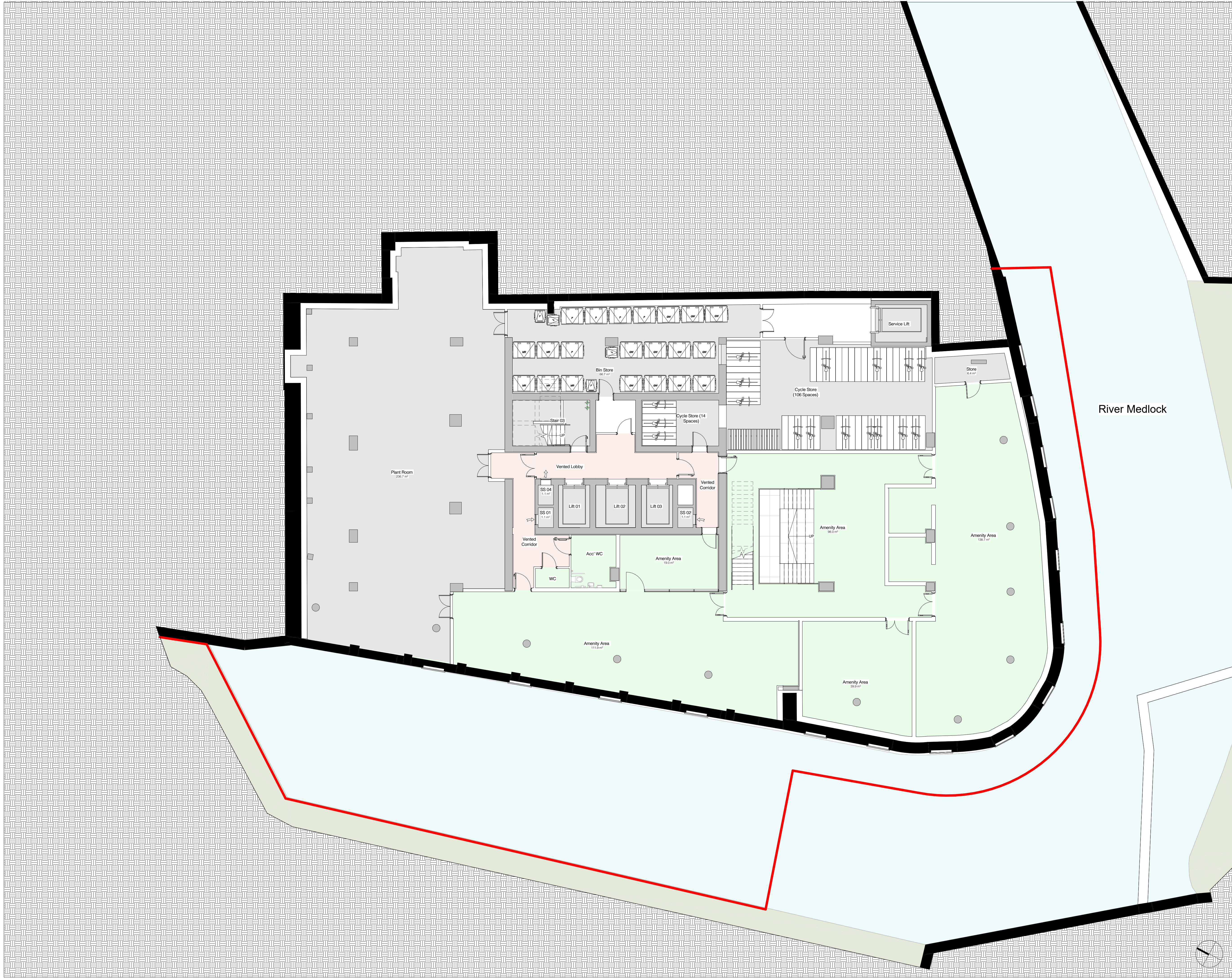
5.0 SUMMARY AND CONCLUSIONS

- 5.0.1 The proposed development is for 619 student rooms in a 36-storey building and commercial space is also proposed. Therefore, municipal type wastes and commercial wastes would be generated by the operation of the proposed development.
- 5.0.2 This Waste Management Strategy has been produced in accordance with Manchester City Council's 'GD 04 Waste Storage and Collection Guidance for New Developments, Version 7.00' (GD 04), dated September 2023. There have also been discussions between the Project Architect and Manchester City Council's Waste Team regarding bin storage and guidance for student developments.
- 5.0.3 The likely waste types that would be generated by the development have been provided in Section 2 of this strategy as well as an estimate range of the quantities of waste that would be produced. It is estimated the development could generate around 50,000 litres of waste per week.
- 5.0.4 Section 3 of this strategy shows that the development would be provided with sufficient internal and external space to enable the necessary segregation and management of the waste streams generated by both elements of the development. A description of the internal and external storage areas that would be incorporated into the development are described in this section as well as the number of bins required.
- 5.0.5 The methods of transferring waste from storage areas to collection points have been described in Section 4 of the strategy along with proposed arrangements for waste collection.
- 5.0.6 The details provided in this Waste Management Strategy and appended Waste Management Strategy Pro-forma demonstrate that the sustainable management of waste has been given a high priority within the design of the development. It is considered the waste management infrastructure that is proposed within the development would allow for the necessary segregations of materials to achieve a high rate of recycling. The development design would also allow for waste to be transported and collected in a safe and efficient manner.

DRAWINGS

Proposed Level -01 Floor Plan

Proposed Level 00 Floor Plan



DO NOT SCALE
Work to annotated dimensions only. Read drawings in conjunction with relevant specification, Structural Engineers' and Services Engineers' drawings. Confirm all dimensions before commencement of any work on site or fabrication.

P5	Refuse provision updated following comments from	04.03.2025
P4	Tetra Tech	26.02.2025
P3	Planning Issue	12.02.2025
P2	Issued for information	09.01.2025
P1	Layout updated following changes to BS9991	15.11.2024
Rev:	First Issue	Date:

client:
Manner

project:
The Hotspur Press
job number:
0655
status:
Stage 03

title:
Proposed Level -01

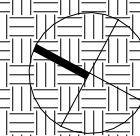
scale:
1 : 100
@ A1

drawn by:
HOD

drawing number:
0655-HOD-THP-B1-DR-A-(-)0LG

current revision date:
04.03.2025

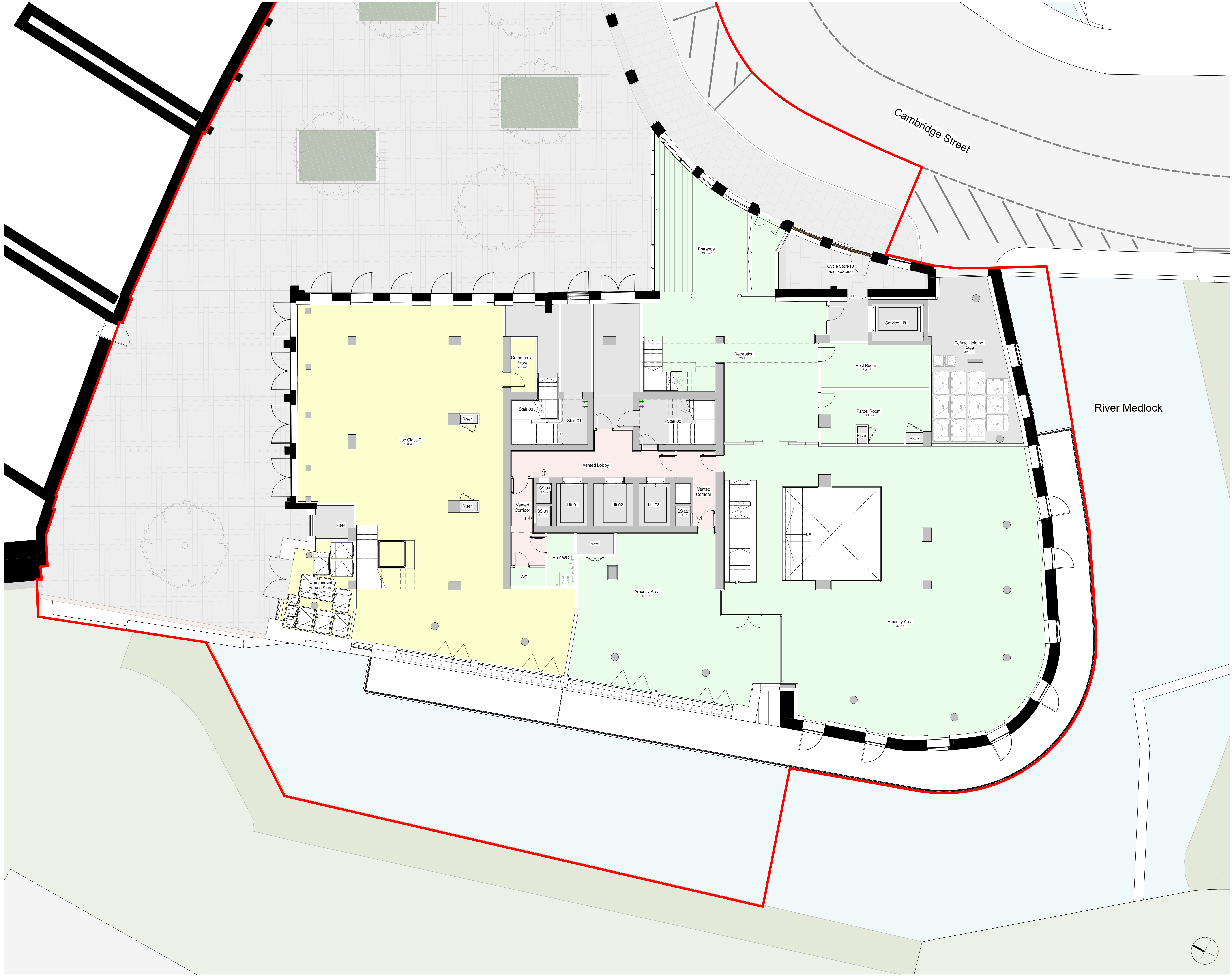
revision:
P5



SGI Studios
1 Kelsie Place
Marine Parade
Maitland NSW 2323
t: +61 (0) 161 832 9842
e: info@sgistudios.com.au
w: www.sgistudios.com.au

hodder+partners

DO NOT SCALE
Work to annotated dimensions only. Read drawings in conjunction with relevant specification, Structural Engineers' and Services Engineers' drawings. Confirm all dimensions before commencement of any work on site or fabrication.



P6 Refuse provision updated following comments from 04.03.2025
Tetra Tech
P5 Planning Issue 26.02.2025
P4 Issued for information 12.02.2025
P3 Layout updated following changes to BS9991 09.01.2025
P2 Use class of ground floor unit updated. 21.11.2024
P1 First Issue 15.11.2024
Rev: Details: Date:

client:
Manner

project:
The Hotspur Press
job number:
0655
status:
Stage 03

title:
Proposed Level 00

scale: drawn by:
1 : 100 HOD
@ A1

drawing number:
0655-HOD-THP-00-DR-A-(-)000

current revision date: revision:
04.03.2025 P6

SGI Studios
1 Kelsie Place
Manchester M15 4LE
t: +44(0)161 832 9842
e: info@hodderandpartners.com
w: www.hodderandpartners.com

hodder+partners

APPENDIX A: WASTE MANAGEMENT STRATEGY PRO-FORMA



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

Planning Application Number:

Date Submitted:

Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	~~Yes~~ / No (delete as appropriate)
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	

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)	
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	

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)	See calculations table based on student accommodation guidance below. 2 additional spare bin would also be accommodated into the store.
--	--

Waste Stream	Units	Litres per Room	Litres Required	No. of 1,100 bins (±1,100)	Divided by 2 with additional collection	Number of bins proposed
General Waste	431	55	23,705	21.55	10.77	11
Pulpable Recycling	431	22	9,482	8.62	4.31	5
Mixed Recycling	431	22	9,482	8.62	4.31	5
Food Waste	431	5	2,155	1.95	0.98	4 * 240
Totals	-	-	44,824	-	-	21 x 1,100 l 4 x 240 l

Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes / ~~No (delete as appropriate)~~
---	--

Commercial Developments

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

General Waste - Dry recycling (include material type details) Food Waste - Industrial Waste - Other -	Based on an 140-seater restaurant and MCC guidance of 1,500 litres per 20 dining spaces, space for 9 x 1,100 litre bins and 3 x 240 litre food bins would be provided. As described by MCC in their GD 04 guidance, recycling percentages vary and the split of general waste bins and dry recycling is currently unspecified and can be determined once the use/ tenant is confirmed. As described in the Waste Management Strategy the MCC restaurant metric has been used as worst case scenario.
--	---

Has / will a contract be obtained with a licenced waste carrier?	Yes / ~~No~~ (delete as appropriate)
---	--

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 / ~~No~~ (delete as appropriate)
--	--

Internal Stores (Residential and Commercial)

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

See below plans and Waste Management Strategy
Proposed Level -01 Floor Plan (Lower Ground Floor Plan)
Proposed Level 00 Floor Plan (Ground Floor Plan)

Storage Areas for Waste Containers (Residential and Commercial)

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

See below plans and Waste Management Strategy
Proposed Level -01 Floor Plan (Lower Ground Floor Plan)
Proposed Level 00 Floor Plan (Ground Floor Plan)

Ensure all bins in the store are accessible	☒
Ensure recycling facilities are as easy to access as general refuse	☒

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation -	The ventilation systems would be ducted through a set of louvres and discharged away from air intakes at both the bin storage area and the bin holding area.
Hygiene -	Surfaces (floors and walls) will be in materials that are impermeable and easy to clean. The on-site management company will monitor the stores on a regular basis and would ensure that it is kept clean.

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

Management company would ensure the correct student waste bins are in the bin holding area at their time of collection

The tenant of the commercial unit will be responsible for the commercial bins

Please ensure that you have attached:

Detailed plans of bin stores	☒
Location plans showing stores	☒
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)	☒

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