



FELLOWS
ENVIRONMENTAL
waste | energy | resource management

WASTE MANAGEMENT STRATEGY
74 & 76 OLD HALL LANE
MANCHESTER
M14 6HN

FINAL

19 February 2024



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1. INTRODUCTION

This is an addendum to the waste management strategy proforma for the proposed development works at 74 and 76 Old Hall Lane Manchester M14 6HN. This will include any additional information and drawings which continue from the information presented within the proforma and is in line with the guidance document; GD04 Waste Storage and Collection Guidance for New Developments v7.

The properties are a pair of semi-detached properties with a corner position facing Old Hall Lane and Birchfield Road. The proposal for the applicant is to extend and refurbish both dwellings to create a total of 6no. student bedrooms in each dwelling with a 4.5m deep single storey rear extension across the rear.

The two properties are distinct but included within the same document as they are identical mirror properties and so have the same overall waste management requirements.

No. 74 has a certificate of lawfulness (ref: 136647/LE/2023) recently applied for use as a small HMO C4 property up to 4-6no. students.

No.76 is currently a C3 dwelling and has been applied for under lawful development certificate (ref: 137534/LE/2023) to also be used as a small HMO C4 property up to 4-6no. students. This application has also now been approved.

The overall site area is approximately 0.089 hectares (892m²).

2. WASTE MANAGEMENT STRATEGY

In line with GD04 Waste Storage and Collection Guidance for New Developments v7 and relevant Manchester City Council service standards Fellows Environmental (FE) have prepared this addendum to the waste management proforma.

2.1 Estimated volumes and types of waste

2.1.1 Number 74 and 76

In line with GD04 Waste Storage and Collection Guidance for New Developments each House of Multiple Occupation (HMO) will require 1 x 240l bin for each waste stream for 5 people. Therefore on the basis of the 6 individual rooms, bins will be provided for 6-10 people per property as shown in Table 1 below. The properties have gardens therefore garden & food waste bins will be included.

Table 1: Total number of waste receptacles required

Waste Type	Number of bins	Capacity	Collection frequency
General Refuse	2 per house	240 litre	Fortnightly
Mixed Pulpables	2 per house	240 litre	Fortnightly
Co-mingled Recycling	2 per house	240 litre	Fortnightly
Food & Garden Waste	2 per house	240 litre	Fortnightly

2.2 Storage Areas for Waste Containers

2.2.1 Internal Stores

There will be food waste, mixed pulpables, co-mingled and general recycling bins provided within the kitchen/living areas of number 74 and 76. The toilets, shower room and en-suite bathrooms will have waste receptacles as required.

2.2.2 External Stores

The bin storage areas are all located to the front of the properties against the tall perimeter hedge and therefore will not be visible from the property boundary. Therefore no enclosure is required in line with the guidance document. The bin stores will all have an imperious surface which can be washed. The location of the bin storage areas is shown on Drawing (04)001 PL2. Plate 1 below shows the layout of the bin store.

Plate 1: External Bin Store

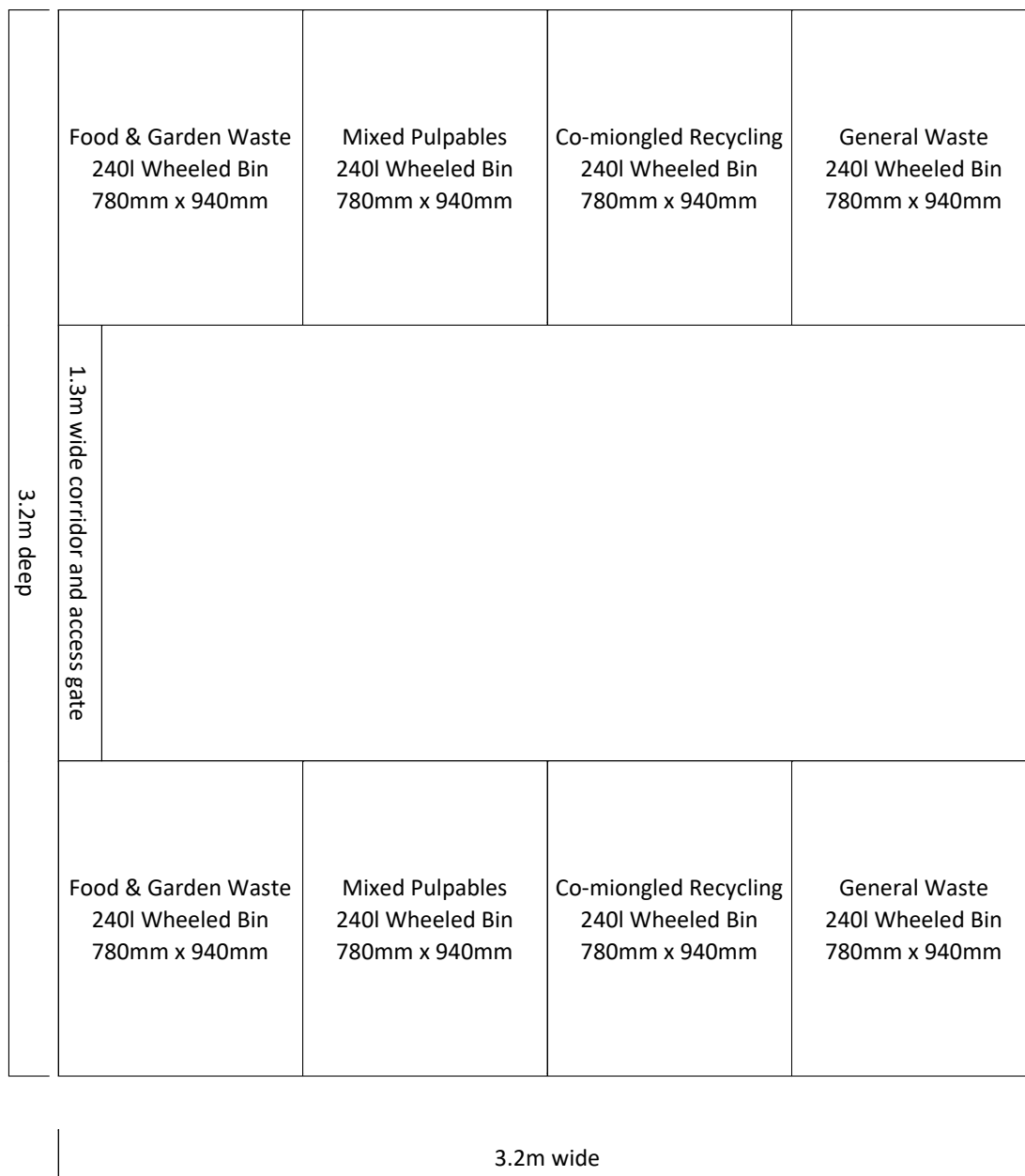


Plate 1 above shows the bin store which is 3.5m by 3.5m for each property. This allows for 8 240l bin to be stored whilst maintaining a 1.3m corridor and existing doorway which is 1.3m wide.

The 240l bins have been included as per the dimensions (780mm depth by 940mm width) within the GD04_v7 guidance document.

Each bin can be accessed separately and removed without moving any other bins. The store has a smooth continuous surface.

Ventilation, Hygiene and Cleaning Proposals

The storage is external therefore does not require additional ventilation. The bins will be cleaned as required.

2.3 Location of Proposed Collection Points and Collection Vehicle route

The route for the containers is smooth and free from kerbs and steps. There is a dropped kerb where the path meets the roadway for both properties.

The collection vehicle will drive along Old Hall Lane (orange arrow) to collect the bins which will be located at the blue circles. The collection crew would return the bins to the bin circles. The tenants will move the bins from the stores to the collection points and back to the stores following collection.

Plan A – Collection Point & Collection Vehicle Route

