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WASTE AND SERVICING STRATEGY

Downing Living (Manchester South) Limited Partnership Incorporated

Block C, First Street, Manchester

February 2024

Waste Management Strategy

Report control

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1 Introduction

Background

1.1 Vectos has been commissioned by Downing Living (Manchester South) Limited Partnership Incorporated to provide a Waste Strategy in support of a full planning application for Block C of the First Street Development Framework.

1.2 The site has extant consent for residential use. Planning permission reference 125573/FO/2019 was granted in March 2021 for the construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Café / Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works. This application was supported by a Waste Strategy Report submitted by Vectos (now part of SLR).

1.3 The approved consent is for four blocks A, B, C and D. Blocks A, B and D are being built out as per the consent, however, the current application seeks alternative proposals for Block C.

1.4 The proposals comprise a residential building with 28-storeys above ground floor providing purpose-built student accommodation (PBSA). The building will consist of 555 bedrooms in total, made up of 314 studios and 241 in clusters.

1.5 This report presents an update on the Waste Strategy in response to comments made by Manchester City Council (MCC) Environmental Health Officers. MCC has published new Guidance for Waste Storage and Collection and for clarity this has provided new guidance for PBSA.

1.6 Due to the scale of development, the proposed development cannot comply with the guidance a fortnightly collection of waste by the council and therefore a more frequent private collection regime is required to manage its waste.

1.7 This report therefore, sets out the policy context for waste management and sets out the new guidance that was published in September 2023. It goes on to forecast the volumes of waste generated, the number of refuse containers required, frequency of collection, management and oversight of the waste strategy. It then describes how the scheme cannot comply with a council based collection regime and how a private collection scheme would work. To indemnify the council against the potential risk that they would have to step in and collect waste.

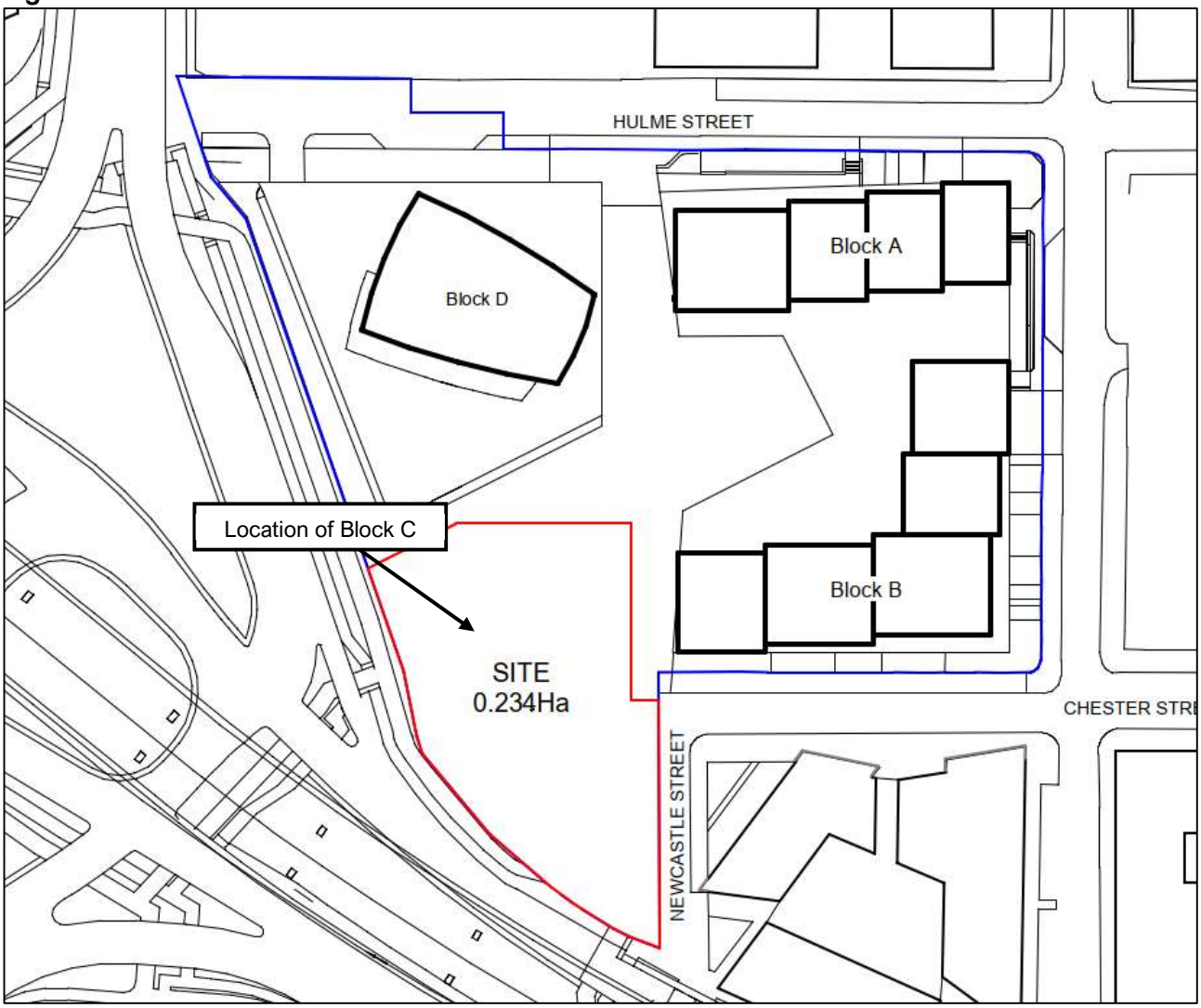
Site Location

1.8 The site is located within the jurisdiction of Manchester City Council (MCC) who act as both the local planning and highway authority. The site's location at a wider context is shown in **Figure 1.1**.

Figure 1.1: Site Location

1.9 The site is situated to the west of Block B and to the south of both Blocks A and D of the Downing Living scheme in the First Street South area of the First Street SRF Masterplan, as shown in **Figure 1.2** overleaf.

Figure 1.2: Location of Block C



2 Development Proposals

2.1 Block C's total gross internal area equates to 19,031 square metres (sqm) with the following allocation of Student Studios and Cluster Bedrooms as summarised in **Table 2.1**.

Table 2.1: Accommodation Schedule

Accommodation Type	Studios	Cluster Bedrooms	Total Bedrooms
Total	314	241	555

Note: Based on Simpson Haugh Accommodation Schedule '10474-SHP-ZC-A-B5D8-F900-SC-XX-001'

2.2 General arrangement plans of the proposed ground floor and typical floor layouts have been prepared by Simpson Haugh Architects and provided in **Appendix A** along with an Accommodation Schedule.

2.3 This shows that Block C will include amenity space, a laundry for occupiers and c.63sqm for a bin store.

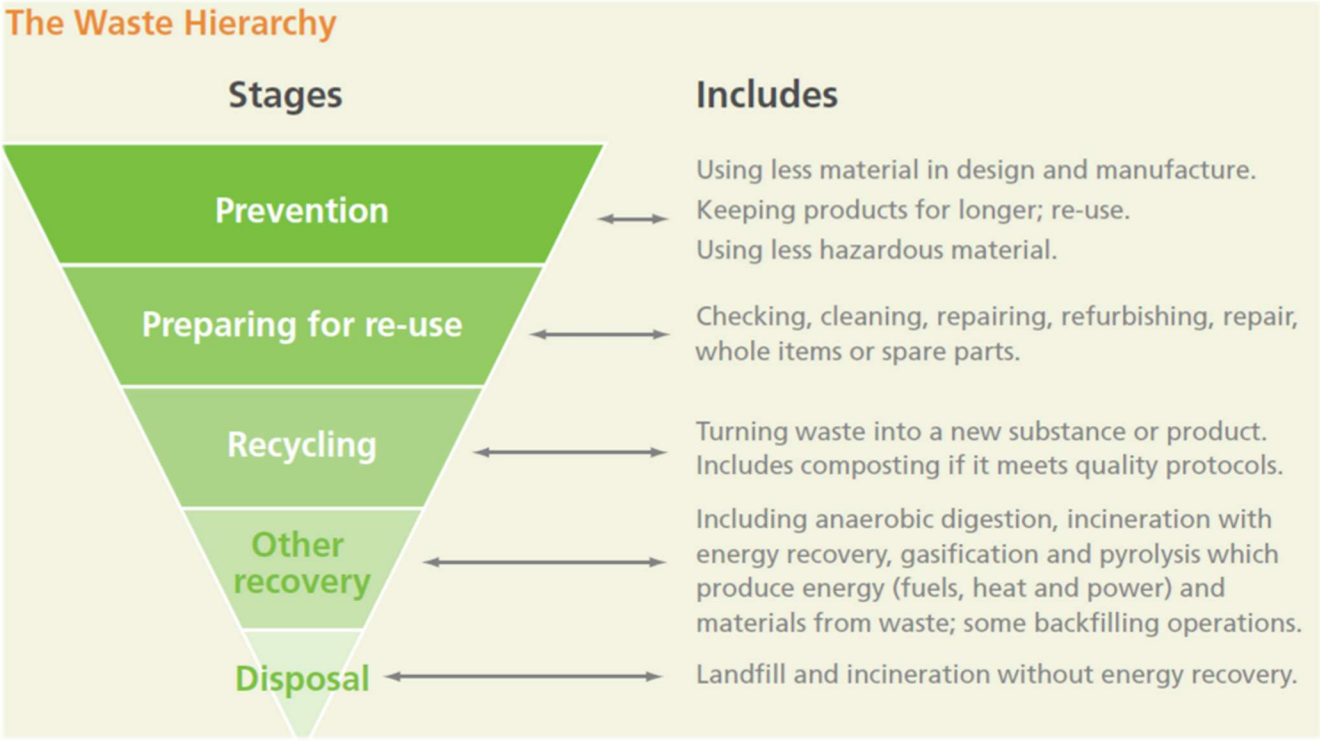
2.4 Newcastle Street is to be used for waste and servicing access, as discussed in detail further within the Strategy, with pedestrian access provided via use of the proposed public realm within the First Street Development Framework.

3 Policy Context

Waste Management Guidance

3.1 Central Government's strategy for minimising waste generation and its transfer to landfill is most simply described according to the 'Waste Hierarchy' as shown in **Figure 3.1**.

Figure 3.1: Waste Hierarchy



3.2 To achieve high recycling rates, it is stated 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.

3.3 In accordance with Section 34 of the Environmental Protection Act 1990, the on-site management has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. 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.

3.4 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 for the site can help meet the Government's aspirations.

3.5 Waste collection is to be overseen by the on-site management company for at the development / the currently appointed licenced waste carrier to remove the waste. The building management team have the responsibility to ensure both the internal and external areas are kept clean and to move the refuse containers, with the refuse store is subject to appropriate ventilation.

3.6 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.

3.7 To demonstrate compliance with regulations, a Waste Transfer Note is required when waste is collected by the Waste Carrier, which may be provided electronically. Many carriers are also able to provide Environmental Reports to inform on the waste management performance. If volumes of waste are greater than 20 kilograms then such waste needs to be stored in a labelled container and collected by a licensed carrier and records kept.

Manchester City Council Waste Guidance

3.8 Manchester City Council's GD04 document 'Waste Storage and Collections for New Developments' provides guidance on the likely waste volumes for a series of land uses. This Guidance has been updated in September 2023 (Version 7) in relation to PBSA. This updated guidance ins given below.

> **Calculating the area and provision required for waste and recycling containers in purpose-built student accommodation**
>
> For each bedroom, we recommend developers need to provide 0.23m^2 of space.
>
> The space provided needs to be able to accommodate multiples of the containers required as listed in Appendix A. Space to manoeuvre and access containers individually must also be provided. The plan will need to show how these can be manoeuvred by building staff to be presented for emptying, and all bins can be accessed by residents.
>
> For example
>
> A building with 100 single-occupancy rooms would need at least 23m^2 of space for 11 x 1100 litre containers and 2 x 240 litre bins, plus the space required to manoeuvre and access all of the containers individually. This is based on 55 litres per room for general waste, plus at least 22 litres per room for pulpable recycling and at least 22 litres per room for comingled recycling. Food waste is based on 5 litres per room.
>
> The 4 waste streams would need to be easily accessible by residents.
>
> If you are considering alternative waste and recycling arrangements, please contact the Local Planning Authority before your plans are submitted.

3.9 It can be seen that the Guidance recommends the provision of 0.23sqm of bin storage space per apartment. It provides an example on the allocation of bins and that the space needs to accessible and the bin manoeuvrable. Finally, it states that if the developer is considering alternative waste and recycling arrangements then the local authority needs to be contacted. In effect this Report does that and sets out the alternative arrangements for consideration by MCC environmental health officers.

4 Waste Strategy

Introduction

4.1 This section of the report outlines the management of waste arising from the purpose-built student accommodation proposals, before the site's refuse storage provision is detailed and subsequent waste transfer strategy.

4.2 As an overarching principle, waste generated will be brought down by students to the bin store using the lift/stairs. Each kitchen area of the apartment or cluster unit will benefit from colour coded segregated bins including a Food waste Caddy which allows them to transfer waste efficiently.

MCC Guidance Waste Calculations

4.3 The MCC Guidance for PBSA (v7 Sept 2023) results in the following forecast of waste generation, the number of bins and the volume of waste generated as described in **Table 4.1** below.

Table 4.1 MCC Guidance on Waste Generation applied to First Street Block C

No. Beds	Bin Store Size @ 0.23sqm /room
555	**Bin Store Size**
	128 sqm

Weekly Collection	General Refuse	Organic	Paper / Card	Comingled Plastic / Metal / Glass	Total
Litres per fortnight	53%	5%	21%	21%	**100%**
Litres for Weekly Collection per room	55	5	22	22	**104**
Waste Generation	30525	2775	12210	12210	**57720**
1100litre Bins	28		12	12	**52**
240litre Bins		12			**12**

4.4 It can be seen that the MCC Guidance requires a Bin Store size of 128sqm and the ability to store 52 x 1100litre Eurobins and 12 x 240litre bins. This volume of bins and the bin store sizing arises due to the large scale and high-density nature of the scheme. However, this number of bins is not physically practical to deliver within the scheme and therefore it is proposed to apply a more frequent private collection regime. The calculations based on that strategy are given next.

Downing Waste Calculations (Based on Survey Data)

4.5 Downing operate other PBSA and from surveys they have conducted, they have provided SLR with a waste generation rate of 8.91 litres of waste per occupant per day. This equates to 62.37 litres of waste or 0.057 Eurobins per occupier per week and is a rate that has been previously used on similar Downing schemes that have since been approved.

4.6 Block C will comprise a total of 555 beds, and therefore the total daily and weekly volume of waste generated is shown in **Table 4.1** at 4945 litres per day or just under 35,000litres per week.

Table 4.1: Waste Forecast

No. Beds	Waste Forecast (Litres)	
	Daily	Weekly
555	4,945	34,615

Note: Based on 8.91 litres per occupier per day and 62.37 litres per occupier per week

Recycling Proportions

4.7 The waste stream proportions have been derived from a variety of sources including data from WRAP studies of waste, Manchester City Council Guidance as well as surveys undertaken by Vectos.

4.8 The recycling proportions for the Block C Student accommodation assume a collection 3 times a week are summarised in **Table 4.2**.

Table 4.2 Recycling Proportions

No. Beds	Waste Forecast (Litres)	
	Daily	3 Days
555	4,945	14,835

Weekly Collection	General Refuse	Organic	Paper / Card	Plastic / Metal / Glass	Total
Waste Stream Proportion	40%	10%	25%	25%	**100%**
Litres for 3 times a Week Collection	5934	1484	3709	3709	**14835**
Required 1,100 Litre Eurobin	6		4	4	**14**
Required 240 Litre Bin		7			**7**

4.9 It is noted that a collection 3 times a week includes one collection for 3 days' worth of waste and the calculation is based on that.

4.10 The calculation in Table 4.2 shows that there is a need for storage of 14 x 1100litre Eurobins and 7 x 240 litre wheeled bins which is as described above would be undertaken by a private collection regime.

End Of Term Student Waste

4.11 At the end of term Students can generate a lot of waste and some of that is re-usable The Manchester Student Partnership has a campaign of Give it, Don't Bin It, https://www.giveitdontbinit.co.uk/ with the aim of directing re-usable waste to charities and providing advice on how to recycle. This includes pop-up donation centres with the aim of redirecting waste from landfill. This scheme would be promoted to students.

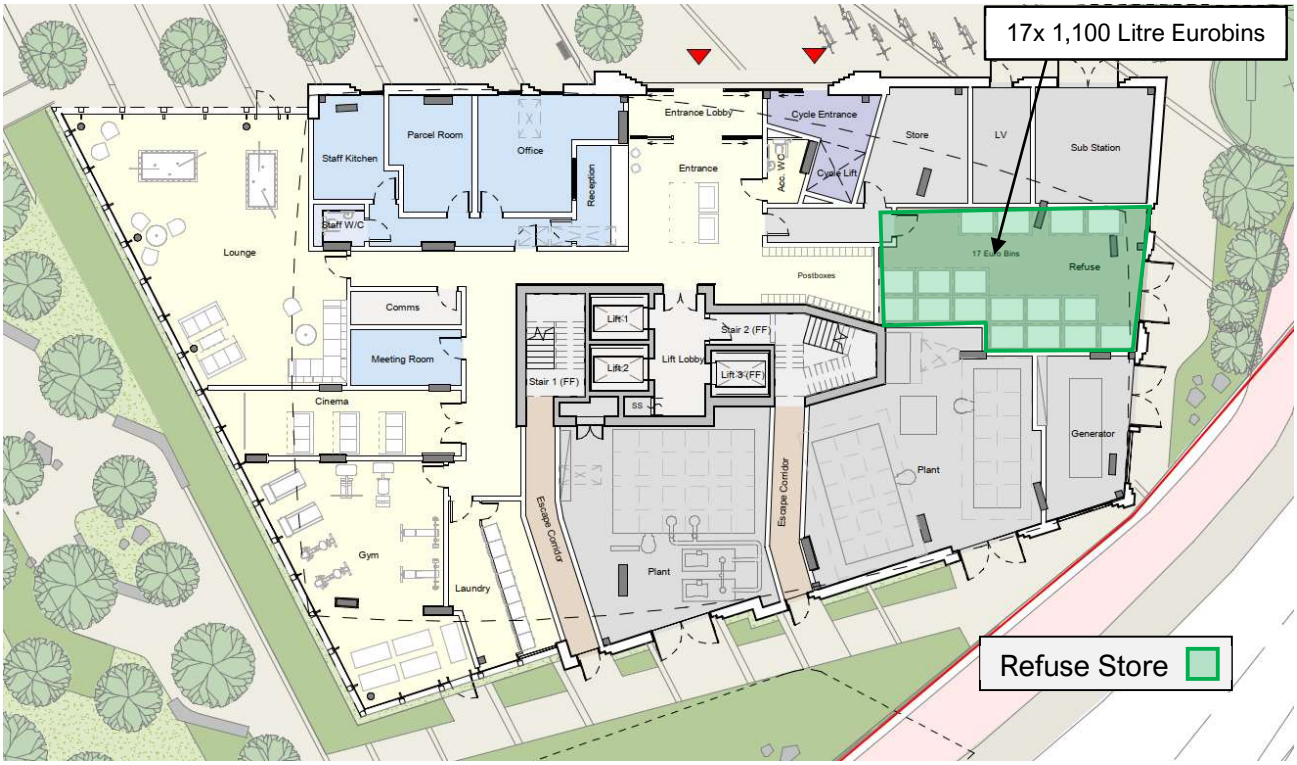
4.12 Notwithstanding this, it is expected that additional waste will be generated at these times. This may require additional commercial collections to be made and/or having a skip collection if needed.

5 Refuse Storage and Collection

Refuse Store Location

5.1 The refuse store is to be located on the ground floor (Level 00), as shown in **Figure 5.1**.

Figure 5.1: Refuse Store

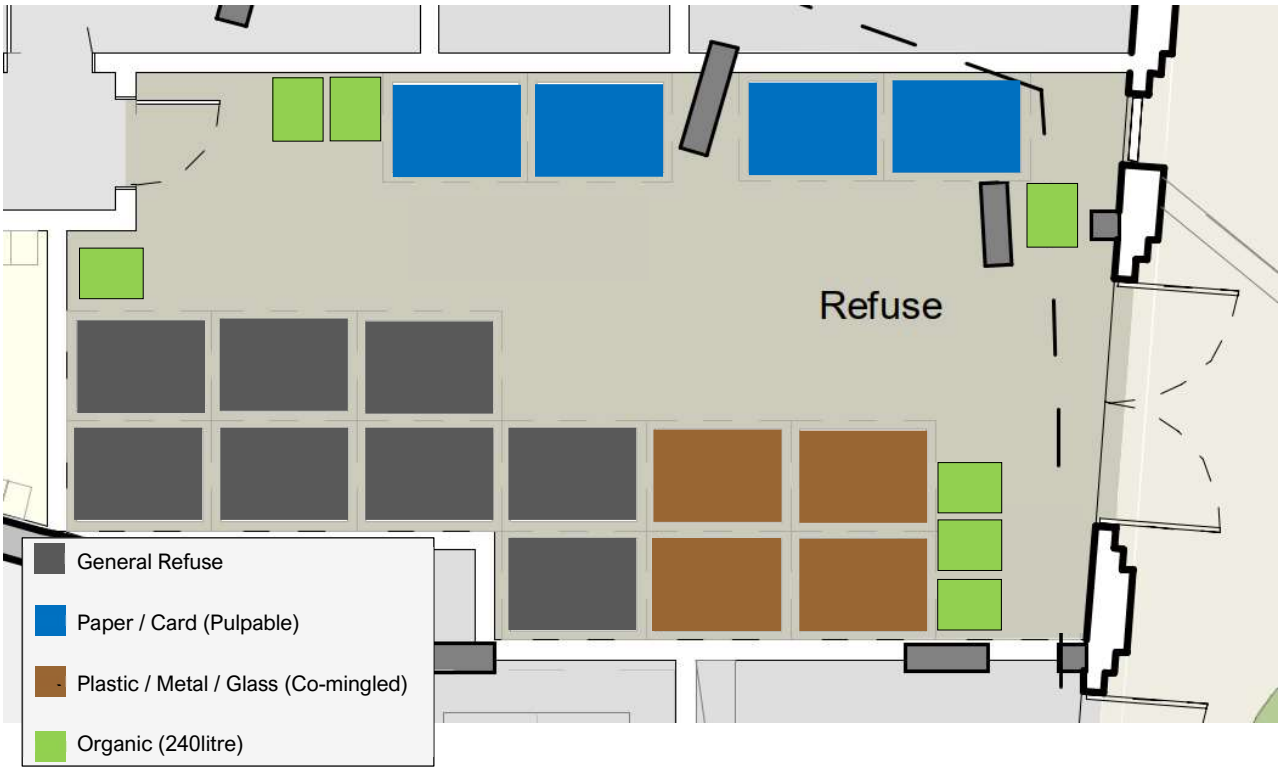


5.2 As shown in **Figure 5.1**, the refuse store has capacity to reasonably store 17x 1,100 litre Eurobins or their equivalent, with additional space for smaller 240litre bins, ad-hoc waste and adequate room provided to manoeuvre refuse containers as required.

5.3 The refuse store will be mechanically ventilated and will have impervious surfaces making it easy to clean. In addition, a water tap will be available nearby to facilitate cleaning.

5.4 In **Figure 5.2** below we have shown how the bins could be allocated to the different waste streams. Here it can be seen that the bin store can accommodate 8 General Refuse Bins, 8 Recycling Bins and 7 x 240litre bins along with space for ad-hoc waste and manoeuvring.

Figure 5.2: Waste Stream Eurobin Allocation (Indicative Layout)



Private Refuse Collection

5.5 As described, the development is expected to be served by a private collection three times a week. It is assumed that this includes two collections every two days and one covering three days of waste generation and this storage indicated above can be accommodated.

5.6 This collection frequency is contrary to the new MCC guidance of refuse collection from PBSA. To ensure that MCC are not at risk from having to step in and collect refuse from this development with a bin store that does not meet their requirements, the developer is willing to sign a legal agreement ensuring that private refuse collection can be made in perpetuity for the life of the building operating as PBSA.

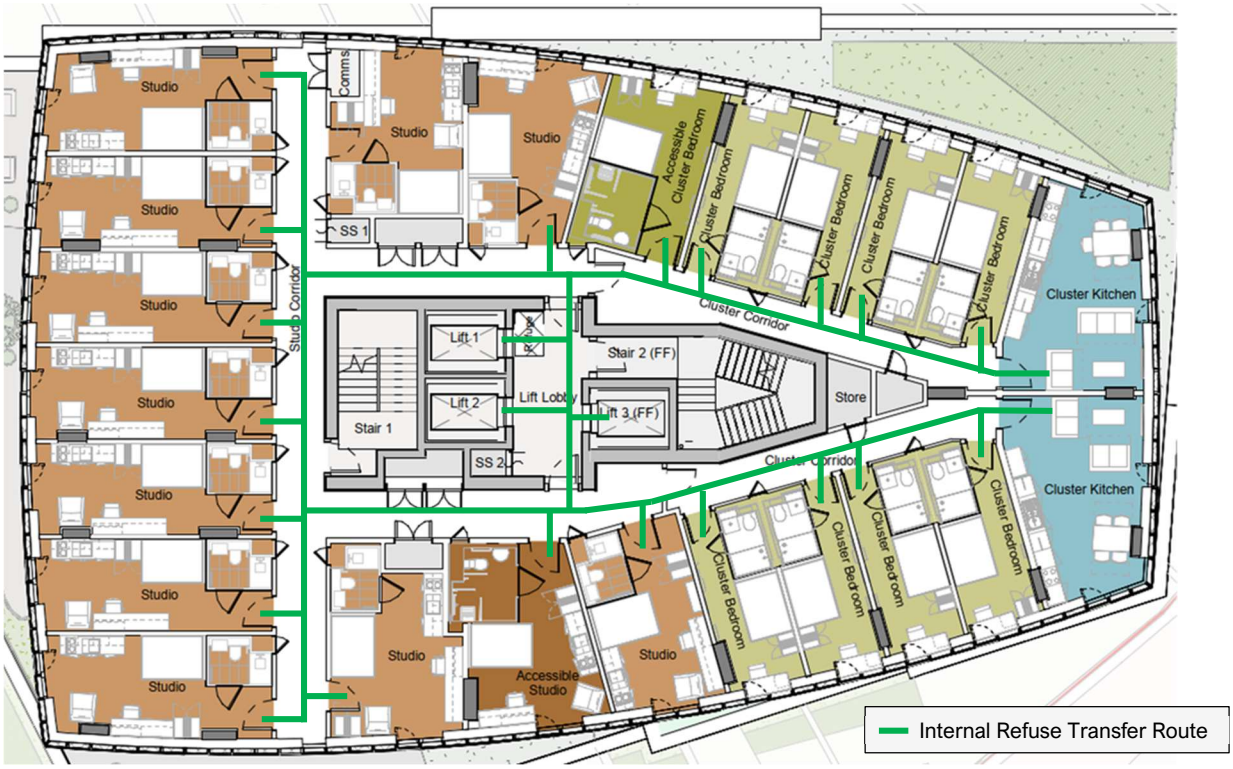
Waste Transfer Routes

5.7 This section of the report details both the internal and external waste transfer routes that will be used to manoeuvre waste at Block C, be it depositing waste in the refuse store or collecting waste via a refuse collection vehicle.

Internal Waste Transfer Routes

5.8 As shown in **Figure 5.3**, in order to manoeuvre waste internally, students will transfer waste in sacks between their respective unit and the cluster kitchens via the lift / stairs, before depositing waste sacks in the appropriate refuse container located in the ground floor refuse store.

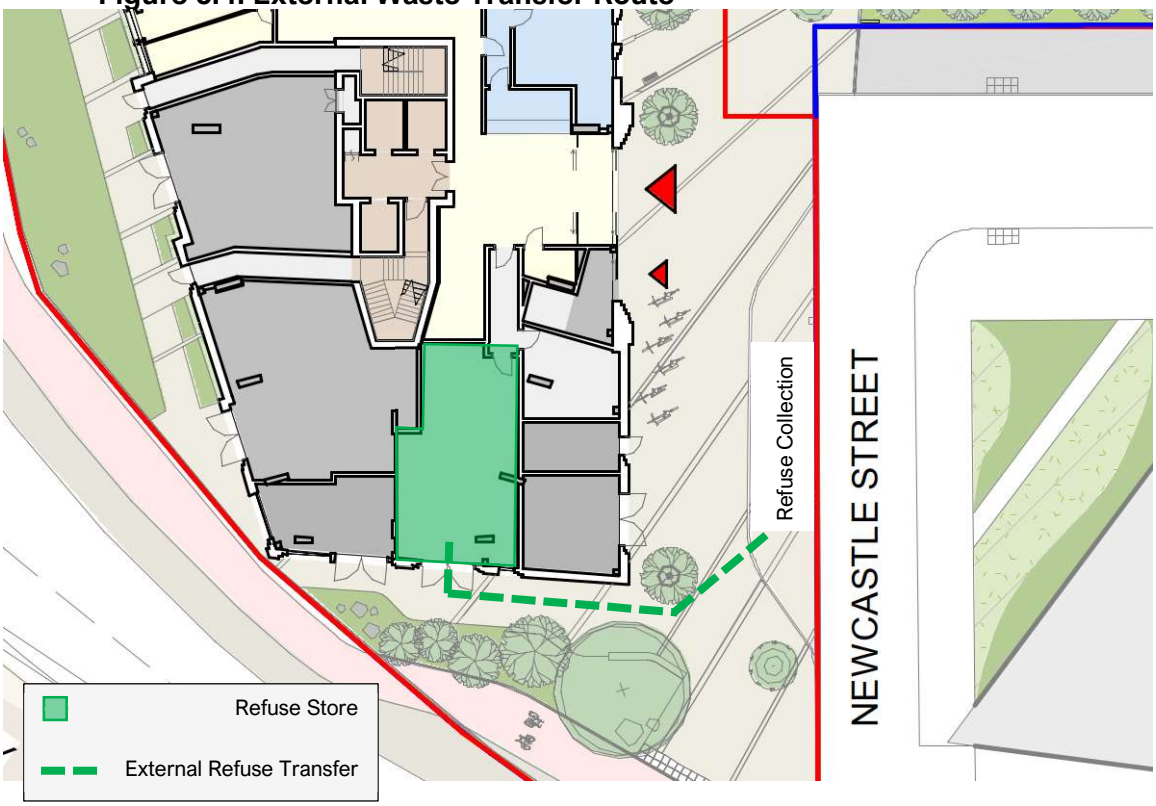
Figure 5.3: Internal Waste Transfer Route



External Waste Transfer Route

5.9 Block C's building management team will transfer waste from the refuse store to the designated collection point. This route is shown in **Figure 5.4**.

Figure 5.4: External Waste Transfer Route



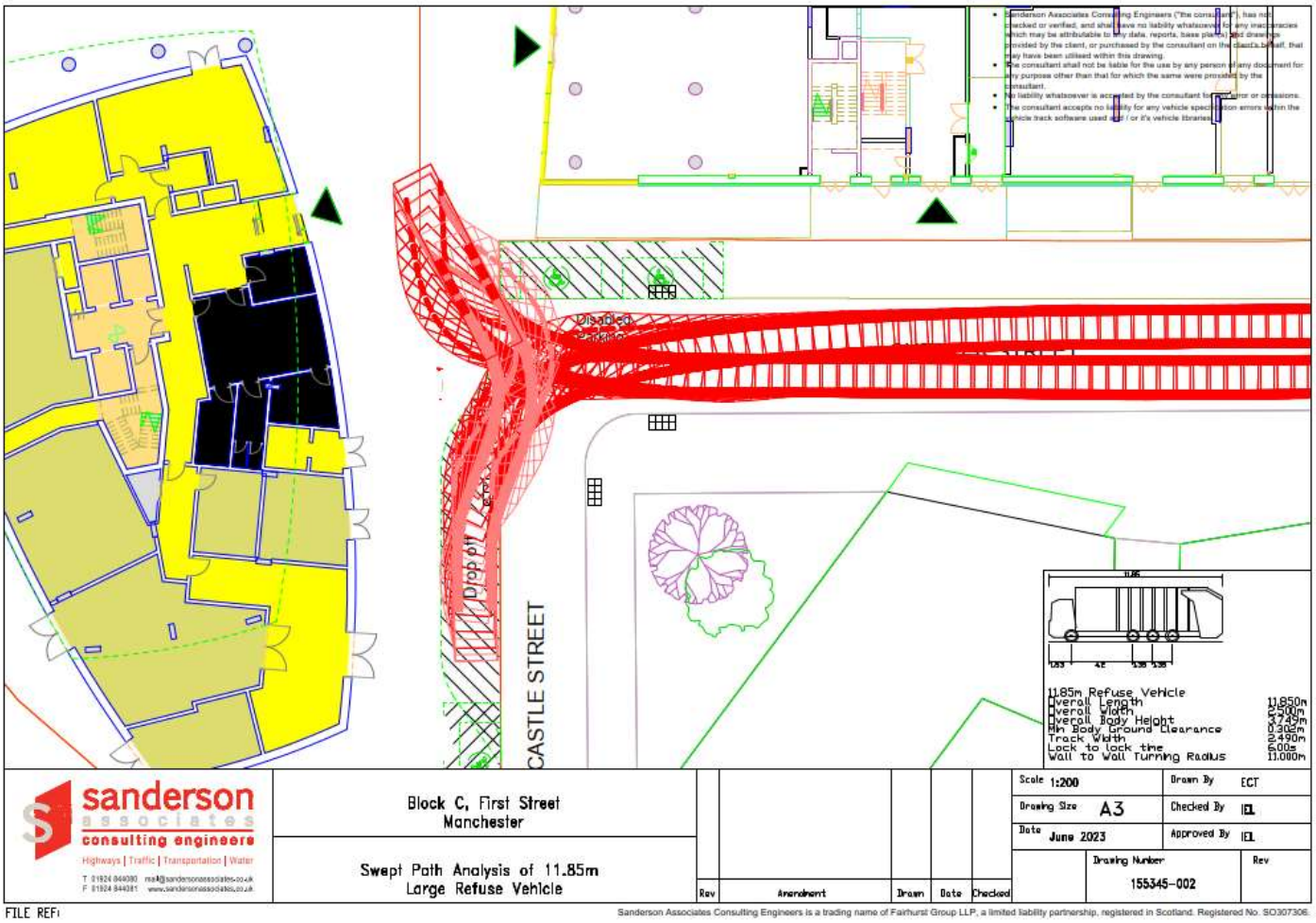
5.10 As **Figure 5.4** demonstrates, the external waste transfer route will be of a minimal distance given the site's location in relation to the proposed servicing bay proposed on Newcastle Street. A waste operative will therefore be able to get within 25m of the refuse store, as per the guidance contained in Manual for Streets.

5.11 The door widths to the bin store will be at or in excess of 1.54m and step free.

Waste Collection

5.12 Waste will be collected by a large refuse vehicle (11.5m). It is expected that this vehicle would collect waste from Block's A, B and D as well as Block C as part of a joint collection route. This will comprise a refuse vehicle travelling along Hulme Street, Wilmot Street and Chester Street, as well the servicing bay on Newcastle Street. The swept path of a large refuse vehicle accessing this lay-by is presented in the Sanderson Associates TA that supports this application and is repeated in **Figure 5.5** below.

Figure 5.5: Tracking of Large Refuse Vehicle Accessing Layby



Service Vehicle Impact Measures

5.13 Measures will be taken in regard to pedestrian safety and amenity. Refuse collections would be made no earlier than 07:00 and no later than 20:00. Servicing will be made with a minimum amount of noise and no use of the horn at any time. As such vehicles will manoeuvre on-site with as little noise as possible and drivers will ensure they:

- Engage gears quietly;
- Keep engine revs to a minimum;
- Apply brakes gently; and
- Close driver's door quietly.

Waste Proforma

5.14 MCC require that a Waste Proforma be prepared to support the planning application. Using the information presented in this report, this has been completed and is provided in **Appendix B**.

6 Summary and Conclusion

Summary

6.1 This report has set out a Waste and Servicing Strategy to support a planning application for Block C of the First Street Development Framework. The application site comprises a 28-storey above ground floor residential building proposed for purpose build student accommodation (PBSA). The building will consist of 555 bedrooms made up of 314 studios and 241 in clusters.

6.2 This report has forecast the likely waste generation for each of the proposed uses, the recycling strategy, the storage requirements for bins as well as the refuse collection regime.

6.3 The Waste Management Strategy from the occupier's apartment to bin store to collection will promote recycling and follow best practice and guidance to ensure an efficient and sustainable waste collection regime.

6.4 Manchester City Council have published new guidance in September 2023 for the collection of waste from PBSA. These forecasts have shown that due to the scale of development, it is not possible to comply with that new guidance which requires a 128sqm Bin Store accommodating 52 Eurobins and 12 x 240litre bins using a fortnightly alternate collection of Recyclables and Residual waste.

6.5 Instead, a Bin Store is proposed that can accommodate 16 x 1100litre Eurobins and 7 x 240litre bins and that these would be collected by a licenced private waste collection company three times a week. Given that this does not comply with the new guidance, the developer proposes to enter into a legal agreement to ensure that while for the life of the building operating as PBSA, waste collection would be made by private collection so that Manchester City Council would not need to step in and collect waste at their cost.

Conclusion

6.6 It is concluded that the forecast deliveries, waste management and refuse collection proposed is appropriate for this scale of development and that servicing and waste collection activities can be undertaken in an efficient manner.

Appendices

Appendix A

Proposed General Arrangement Plans

Level	Floor to Floor	Unit Type				Total
		Standard Studio	Accessible Studio	Standard Cluster Bedroom	Accessible Cluster Bedroom	Bedrooms
	m	No.	No.	No.	No.	No.
0	4.250m	N/A				
1	3.750m	2	0	7	0	9
2	2.850m	11	1	8	1	21
3	2.850m	11	1	8	1	21
4	2.850m	11	1	8	1	21
5	2.850m	11	1	8	1	21
6	2.850m	11	1	8	1	21
7	2.850m	11	1	8	1	21
8	2.850m	11	1	8	1	21
9	2.850m	11	1	8	1	21
10	2.850m	11	1	8	1	21
11	2.850m	11	1	8	1	21
12	2.850m	11	1	8	1	21
13	2.850m	11	1	8	1	21
14	2.850m	11	1	8	1	21
15	2.850m	11	1	8	1	21
16	2.850m	12	0	9	0	21
17	2.850m	12	0	9	0	21
18	2.850m	12	0	9	0	21
19	2.850m	12	0	9	0	21
20	2.850m	12	0	9	0	21
21	2.850m	12	0	9	0	21
22	2.850m	12	0	9	0	21
23	2.850m	12	0	9	0	21
24	2.850m	12	0	9	0	21
25	2.850m	12	0	9	0	21
26	2.850m	12	0	9	0	21
27	2.850m	12	0	9	0	21
RF						

	Standard Studio	Accessible Studio	Standard Cluster Bedroom	Accessible Cluster Bedroom	Bedrooms
Sub Totals	300	14	227	14	555
Mix (%)	54.1	2.5	40.9	2.5	
Totals	314		241		
Overall Mix (%)	56.6		43.4		

Areas					
Internal Amenity		Total		Total	
Area		GIA		GEA	
m^2	ft^2	m^2	ft^2	m^2	ft^2
298	3211	903	9716	968	10416
215	2313	665	7155	963	10362
		672	7227	723	7775
		672	7227	723	7775
		672	7227	723	7775
		672	7227	723	7775
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		672	7227	723	7775
		672	7227	723	7775
				723	7775

Internal Amenity Area		GIA		GEA	
m^2	ft^2	m^2	ft^2	m^2	ft^2
513	5524	19031	204769	21441	230707
Amenity / Unit		GIA / Unit			
0.93	9.95	34.29	368.95		

Level	Support Spaces				Bin Store		Cycle Store			
	M'gment	Internal Amenity m^2	Laundry m^2	Plant /BOH m^2	No. of Euro Bins	Area m^2	No. of Hire Lockers	No. of Racks	Area m^2	
0	100.62	298.42	24.74	262.40	17	63.07	-	-	13.35	
1	-	215.44	-	-	-	-	86	30	60.38	
	100.62	513.86	24.74	262.40		63.07			73.73	1038.42
							Rack Provision		5.41	%
							Hire Provision		15.50	%
							Total Provision		20.90	%

Level	External Support Spaces			
		Amenity - Roof Terrace m^2		Rooftop Plant m^2
1		140.00		
RF				631.96
		140.00		631.96

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First Street South, Block C, Manchester	10474-SHP-ZC-A-B5D8-F900-SC-XX-001	
PLANNING	08/11/2023	P01
Accommodation / Area Schedule	10474	NTS @A3

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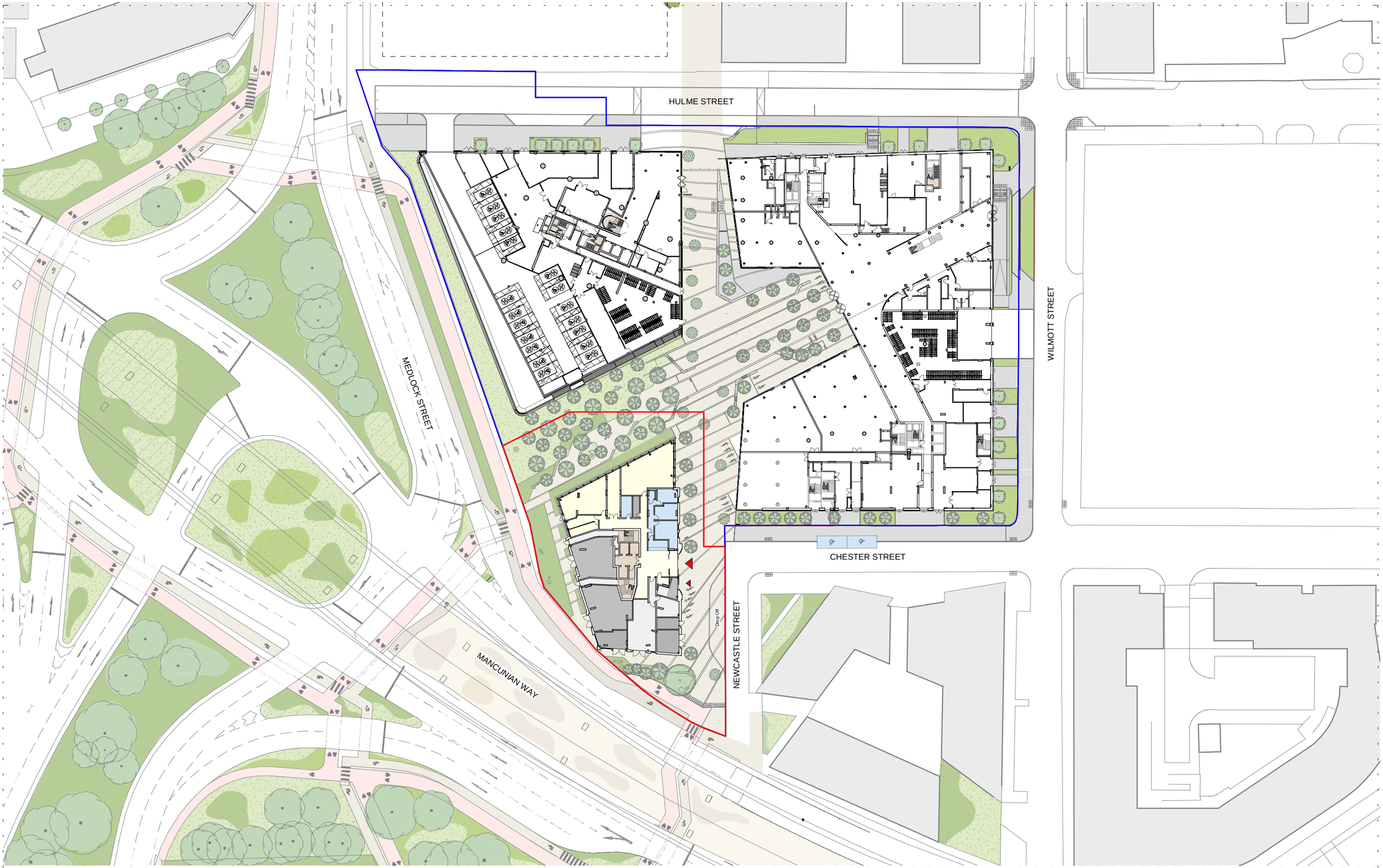
SimpsonHaugh Architects Ltd. 2023



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Planning boundary
Ownership boundary

Student Accommodation
- Studio Bedroom
- Cluster Bedroom
- Cluster Kitchen
- Accessible Studio
- Accessible Cluster

Amenity/ Circulation
- Core
- Amenity/Entrance
- Plant/BOH
- Storage/Riser/Corridor
- Management

First Street South, Block C, Manchester	10474-SHP-Z0-A-B5D8-G100-PL-00-001	
PLANNING	November 2023	P01
Site Plan - Ground Floor	10474	1 : 750@ A3

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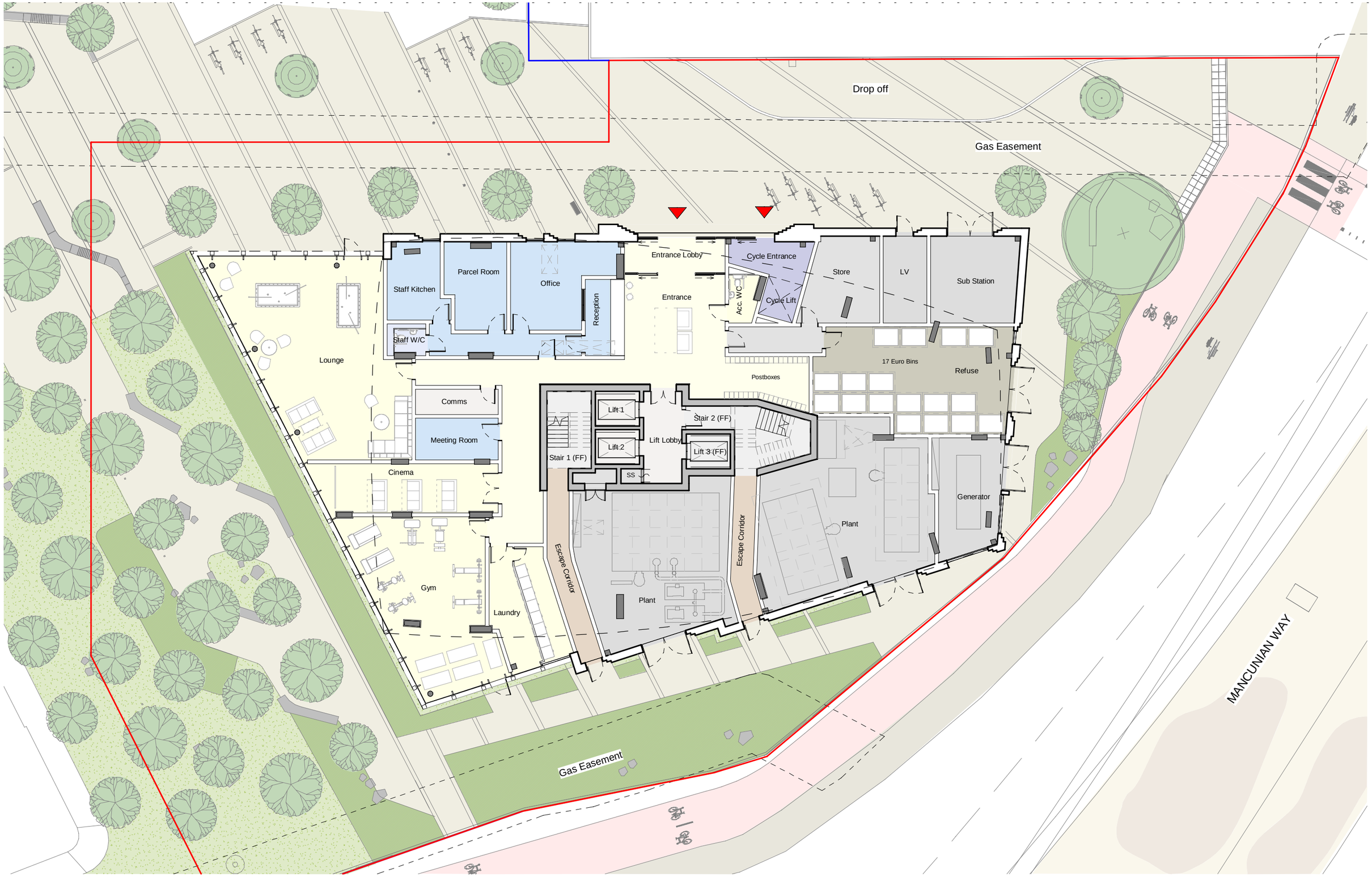

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First Street South, Block C, Manchester	10474-SHP-ZC-A-B5D8-G200-PL-00-001	
PLANNING	November 2023	P01
General Arrangement Plan Ground Floor	10474	1 : 200 @A3

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Amenity/ Circulation
- Core
- Amenity/Entrance
- Plant/BOH
- Storage/Riser/Corridor
- Management

First Street South, Block C, Manchester	10474-SHP-ZC-A-B5D8-G200-PL-01-001	
PLANNING	November 2023	P01
General Arrangement Plan Level 01	10474	1 : 200 @A3

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SimpsonHaugh Architects Ltd 2023

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Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Planning boundary
Ownership boundary

Student Accommodation
- Studio Bedroom
- Cluster Bedroom
- Cluster Kitchen
- Accessible Studio
- Accessible Cluster

Amenity/ Circulation
- Core
- Amenity/Entrance
- Plant/BOH
- Storage/Riser/Corridor
- Management

First Street South, Block C, Manchester	10474-SHP-ZC-A-B5D8-G200-PL-TY-001	
PLANNING	November 2023	P01
General Arrangement Plan Typical Level	10474	1 : 200 @A3

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Appendix B

MCC Waste Proforma

MANCHESTER CITY COUNCIL

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) **For PBSA Calculations See Overleaf**	Yes / No (delete as appropriate) How many of each container do you plan to provide? _____ x general refuse x 1100 litre (based on 110 litres per apartment) _____ x pulpable Recycling x 1100 litre (based on 55 litres per apartment) _____ x mixed recycling x 1100 litre (based on 55 litres per apartment) _____ x food waste x 240 litres (based on 10 litres per apartment) _____ x garden waste (if applicable) x 240 litres
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)

Private Refuse Collection

The development cannot comply with the GD04 Guidance for PBSA centred around a fortnightly collection regime due to the scale of development. On that basis the Bin Store would need to accommodate 64 bins.

Consequently the development is proposed to be served by a private collection three times a week. It is assumed that this includes two collections every two days and one covering three days of waste generation and this storage indicated above can be accommodated.

As this collection frequency is contrary to the new MCC guidance of refuse collection from PBSA. To ensure that MCC are not at risk from having to step in and collect refuse from this development with a bin store that does not meet their requirements, the developer is willing to sign a legal agreement ensuring that private refuse collection can be made in perpetuity for the life of the building operating as PBSA.

PBSA Development

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

Calculations

Purpose built student accommodation - 8.91 litres of waste per occupant per day based on Downing Surveys of other Student Accomodation. This equates to 62.37 litres of waste / 0.057 Eurobins per occupier per week.

As Block C will comprise a total of 555 beds, the total volume of waste generated is as follows:

No. Beds	Waste Forecast (Litres)	
	Daily	**3 Days**
555	4,945	14,835

	General Refuse	Organic	Paper / Card	Plastic / Metal / Glass
Waste Stream Proportion	40%	10%	25%	25%
Daily Waste Generation	1,978	495	1,236	1,236
3 Days Waste Generation	5,934	1484	3,709	3,709

Refuse Container Provision

A robust amount of space has however been allocated to store Student waste in the refuse store, as now discussed. The Refuse Store has the capacity for c.17 Eurobins plus space for c.7 240l organic bins plus space for manoeuvering and ad-hoc storage if required.

The quantum of refuse containers required is based on a collection 3 times a week. In practice this is based on a maximum storage of 3 days of waste.

	General Refuse	Organic	Paper / Card	Plastic / Metal / Glass
Litres for 3 x a Week Collection	5934	1484	3709	3709
No. Required 1,100 Litre Eurobins	6		4	4
No. Required 240 Litre bins		7		

Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste? / will a contract be obtained with a licensed waste carrier?	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 -

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?	N/A

Internal Stores (Residential and Commercial)

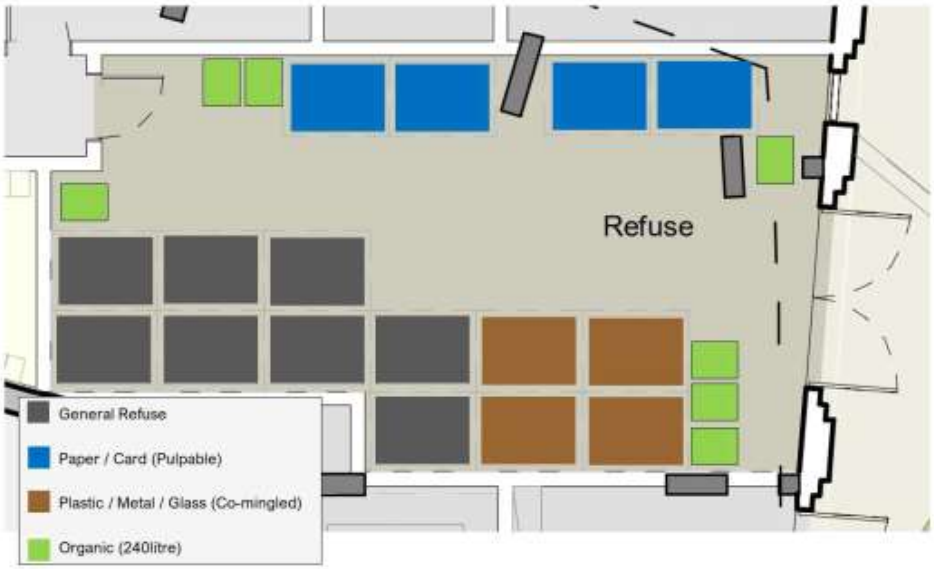
Please provide details of internal stores/segregation of waste/recycling.

Within each apartment /cluster, waste bins will be provided for General Refuse, Paper/Card, and Comingled Recyclables (Metal/Glass/Plastics). In addition, a food waste caddy will be provided to facilitate transfer of food waste to the refuse store. The waste bins would be colour coded to match the colours of bins in the refuse store making it easier to understand and minimise contamination.

Storage Areas for Waste Containers (Residential and Commercial)

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

There is one refuse store for the development which is located at ground level. This is discussed in detail within the submitted Waste and Servicing Strategy and for clarity is shown below.



The size of the proposed development's refuse store is able to accommodate c.17x 1,100 litre Eurobins with extra space for smaller 240l organic bins or ad-hoc waste if required. This ensures that waste containers will not be stored on street.

The transfer of waste will be coordinated by on-site building management in ensuring that it will be taken out prior to collection and returned immediately afterwards.

Further plans showing the refuse store in the context of the whole development is shown in Appendix A of the Waste management Strategy.

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 - Mechanically Ventilated

Hygiene - Impervious surfaces, Cleaning point and Water Source nearby

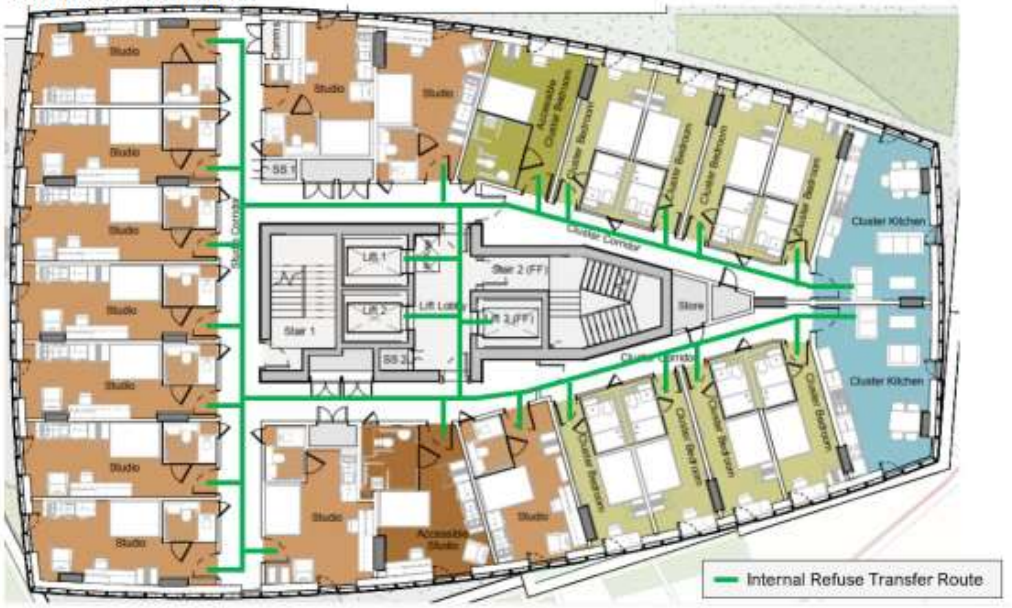
Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

The on-site management company would have overall responsibility for waste management and ensuring the bins are taken to the collection point at the required time and returned immediately after. (See Below for Waste Transfer Routes)

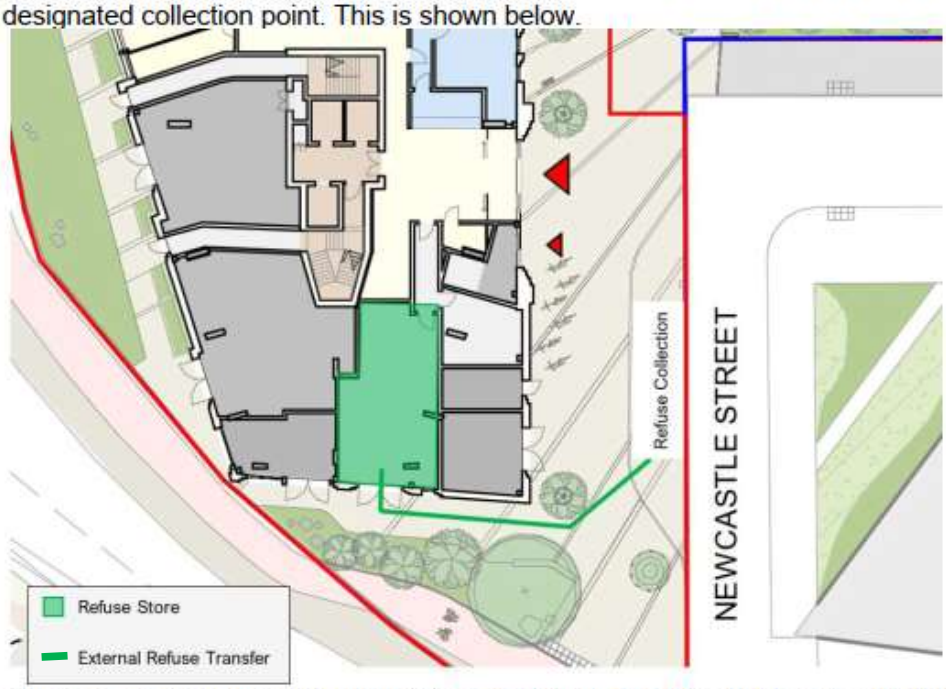
Transfer Routes

To manoeuvre waste internally, residents will transfer waste in sacks between their respective unit and the cluster kitchens via the lift / stairs, before depositing waste sacks in the appropriate refuse container located in the ground floor refuse store.

This is shown below.



Block C's building management team will transfer waste from the refuse store to the designated collection point. This is shown below.



There are no steps present when refuse containers are wheeled to the collection point.

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

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