

Osborne House
Land at Oldham Road, Manchester

Condition 21 – Waste Management

April 2024

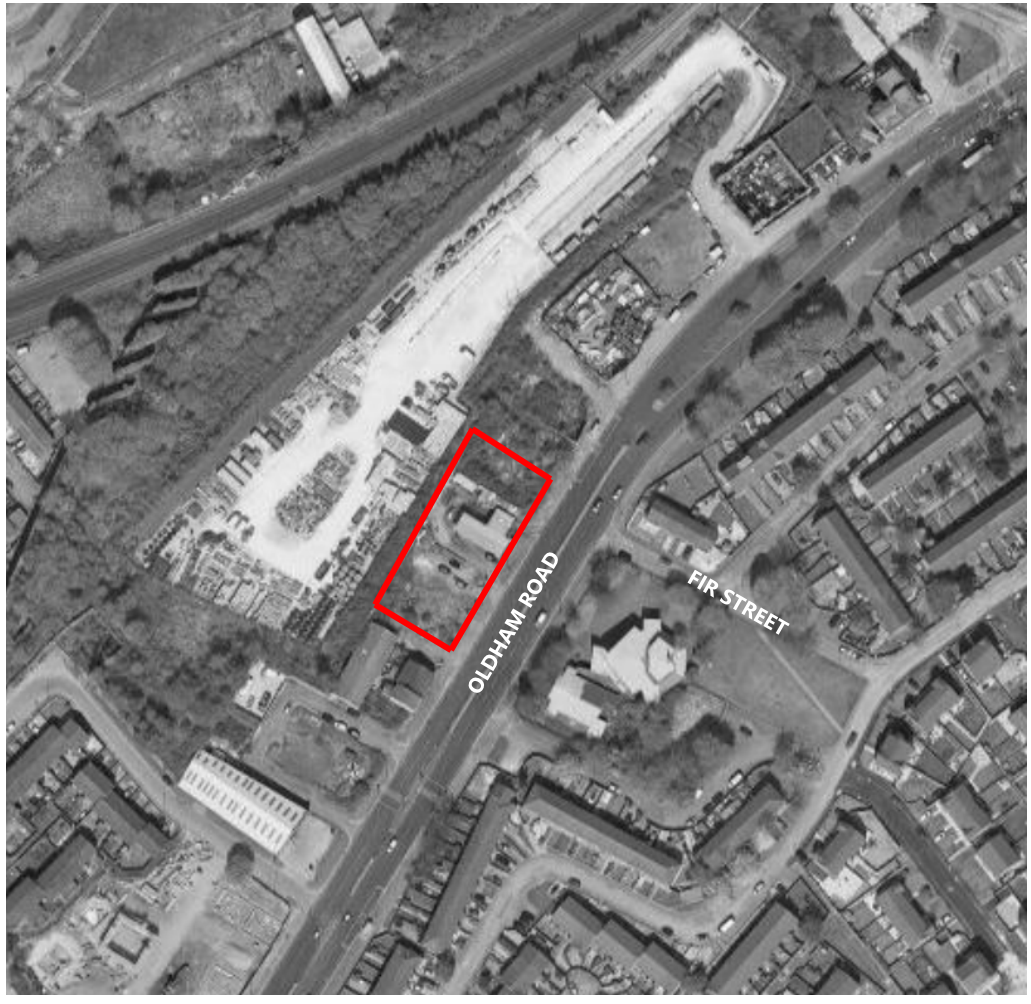
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Overview

This document has been produced by Audere BW Architects on behalf of our client in support of condition discharge associated with permission 127971/FO/2020.

Condition (21)
Notwithstanding drawing HGA-PL-200 Rev 01 and the waste management strategy stamped as received by the City Council, as Local Planning Authority, on the 12 November and 11 September 2020 respectively, prior to any above ground works, details of the location and waste management arrangements shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ. Reason - To ensure adequate refuse arrangement are put in place for the residential element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Manchester City council guidance sets out the required provision of bins within the waste and recycling store for each waste stream. These include general waste, paper, mixed recyclable and food waste. The development has been assessed with the generated waste streams and bin provision requirement identified within the report.



Site approximately outlined in red (Image taken from Google Maps, 2023)

Waste management strategy

Waste Management Plan (WMP)

The objective of this WMP is to:-

• Formalise waste handling, transfer and disposal activities associated with waste from Osborne House.

• To prevent inappropriate management of waste and associated risk of pollution of the environment;

• To facilitate waste minimisation entailing avoidance, reduction, reuse, recycling or treatment before disposal.

• To comply with disposal of waste in accordance with the national and local regulations.

• To ensure that only licensed waste carriers are used to remove wastes and that disposals of all waste is correctly documented.

Waste management plan principles

Waste streams that will be generated at Osborne House should demonstrate support for the Hierarchy of Waste Management (HWM) which is the basic principle of this WMP.

The WMP aims to identify the re-use and recycling of wastes and can be viewed as a straightforward set of management plans for waste. The aim is to extract the maximum practical benefits from the products and manage waste in the best possible manner, so that the minimum amount of waste is generated.

Hierarchy of waste management

• Avoid/Prevention

• Reduce/Minimisation the generation of waste

• Reuse

• Recycling

• Energy Recovery

• Disposal

Management actions

Osborne House is a 6 storey apartment block of 90no. apartments. Although the desired route to eliminate waste is to avoid, reduce and reuse, these are residential properties and therefore segregating waste were possible and recycling will be the proposed route.

Appropriate waste storage (separated into the various bin types) will be provided in bin stores, with an appropriate level of collection.

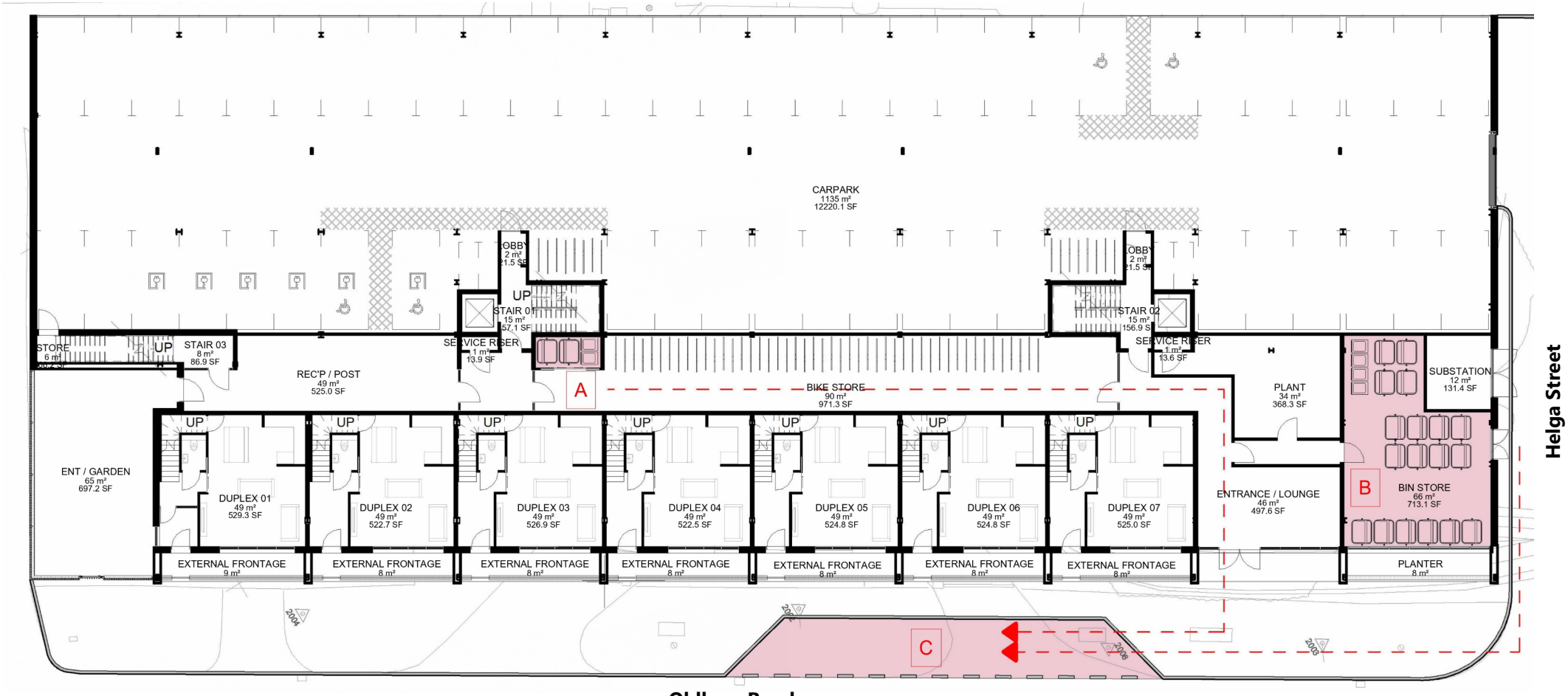
Waste collections

• Residents will put their own waste into the appropriate bins, subject to waste type.

• On bin collection day, building management will wheel out the bis from Helga Street to Oldham Road where a dropped kerb collection point is located.

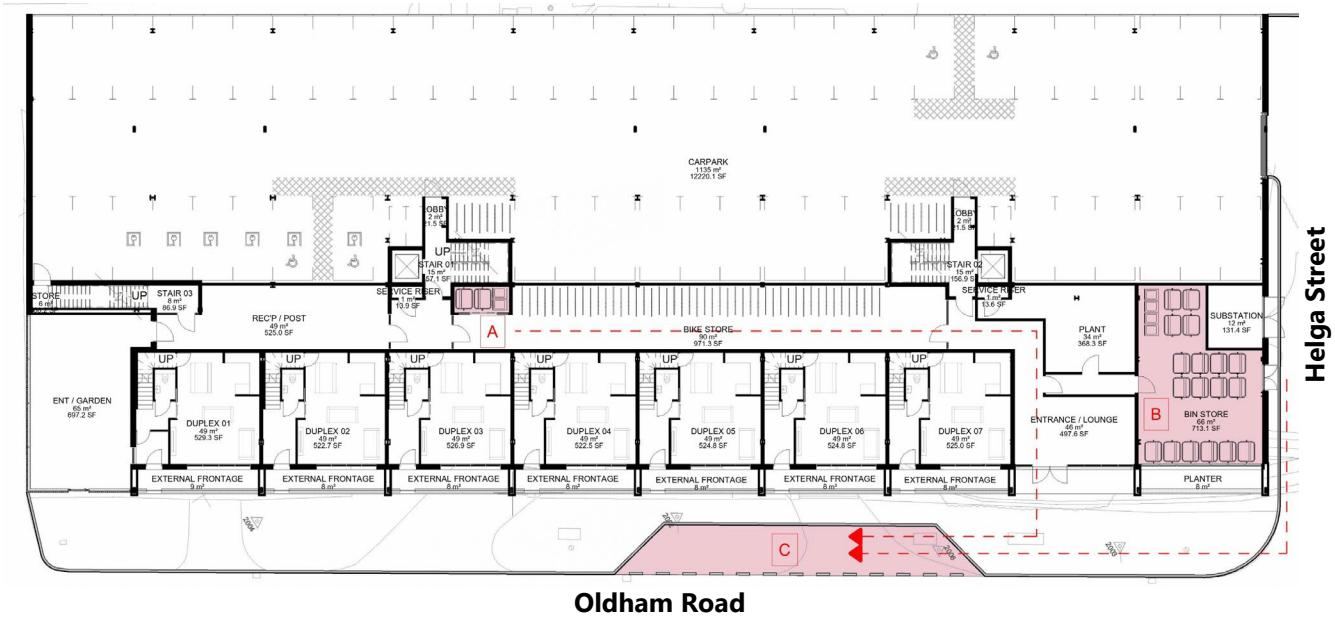
• Bins will be emptied into a refuse vehicle at dedicated times, by the refuse collectors, following which the empty bins will then be wheeled back to the bin store.

Ground floor plan



A Centralised bin store (access from stair 01)
B Main bin store
C Refuse collection point
- - - - Bin egress route

Bin store location



Location

There are two bin stores indicated on the ground floor plan (pg 2).

Bin store A – 5.2m^2
Bin store B – 66m^2

Although the main bin store (B) is located greater than 30m horizontally in parts, it is located adjacent to the entrance which is accessible to all. Therefore, this location is not considered to be remote.

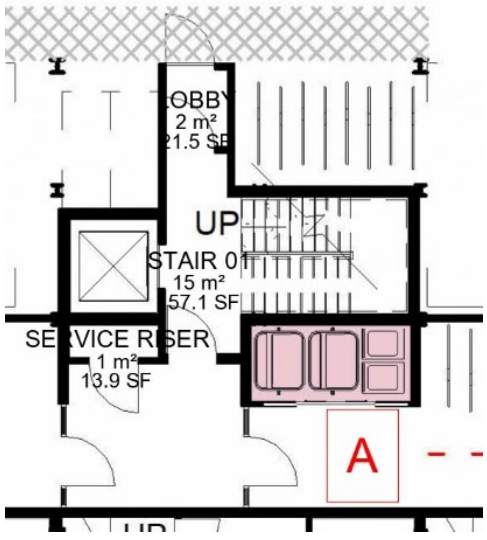
However, to provide additional provision, bin store A, has been provided, easily accessible from Stair 01. Although smaller in size this will reviewed daily, and bins rotated between the larger bin store when necessary.

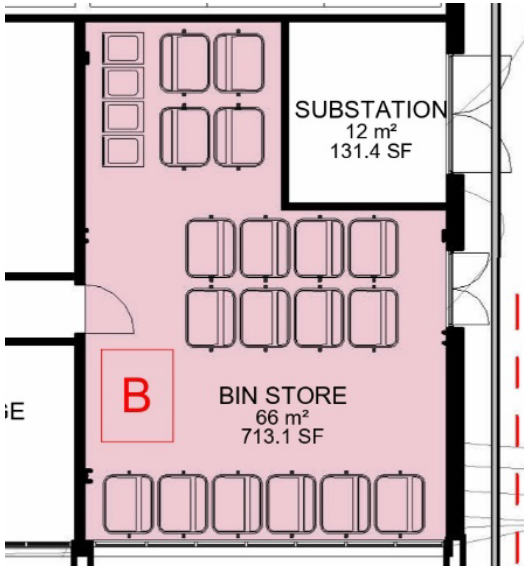
From a collection point of view the position of the main bin store on Helga Street, allows for safe and easy collection from a quiet road.

Accessibility

The two ground floor locations identified for bin storage are both accessible by all residents with level access.

Hygiene, Ventilation and Security







Hygiene

The building management will ensure bin stores are cleaned weekly along with the communal areas of the building, ensuring no waste is left in communal corridors obstructing access/egress.

Due to the nature of bin store (A) being smaller in size this will be reviewed daily to ensure there is no overflowing of bins and rotated, when necessary, between (A) and (B) by the building management.

Ventilation

Bin store (A) is 5.2m² and will be mechanically ventilated.

Bin store (B) is 66m² and will have constant natural ventilation through the louvred external doors and will be an unheated space.

Security

A PAS 24 automatic door system will be used on the external bin store access.

A coded lock system will be used, and details provided to management.

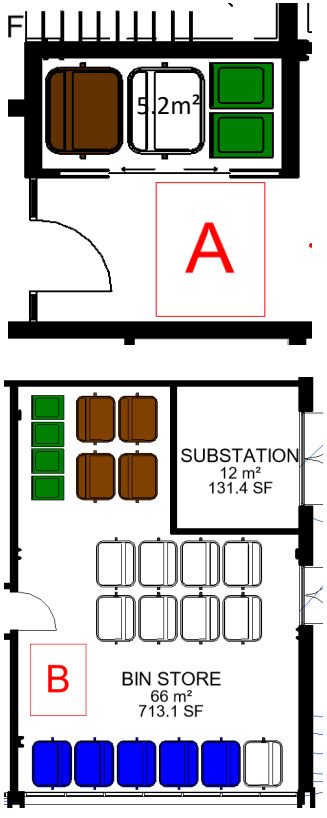
Volume of bins calculation

High Rise Apartment Developments

Waste Types	Volume of Waste Generated (V)	Capacity Required (litres)	Number of 1100 litre bins required	Number of bins proposed
General Refuse	V = N x 110	V = 9900	V / 1100 = 9	9
Pulpable Recycling	V = N x 55	V = 4950	V / 1100 = 4.5	5
Mixed Recycling	V = N x 55	V = 4950	V / 1100 = 4.5	5
Food Waste	V = N x 5	V = 450	V / 240 = 1.9	2

* N = Number of apartments (This scheme has 90no.)

0.43m² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	A total of 71.2m² of bins/access is provided this equates to 0.79m² per apartment in turn providing adequate room for access and rotation when required.



Policy EN 19 and DM1

Adhering to Manchester core plan Policy EN 19 and DM1 an appropriate amount of bin storage has been provided, concealed within appropriate enclosures to ensure the overall appearance of the building is not affected and the day to day running of the building is not impacted upon because of waste storage.

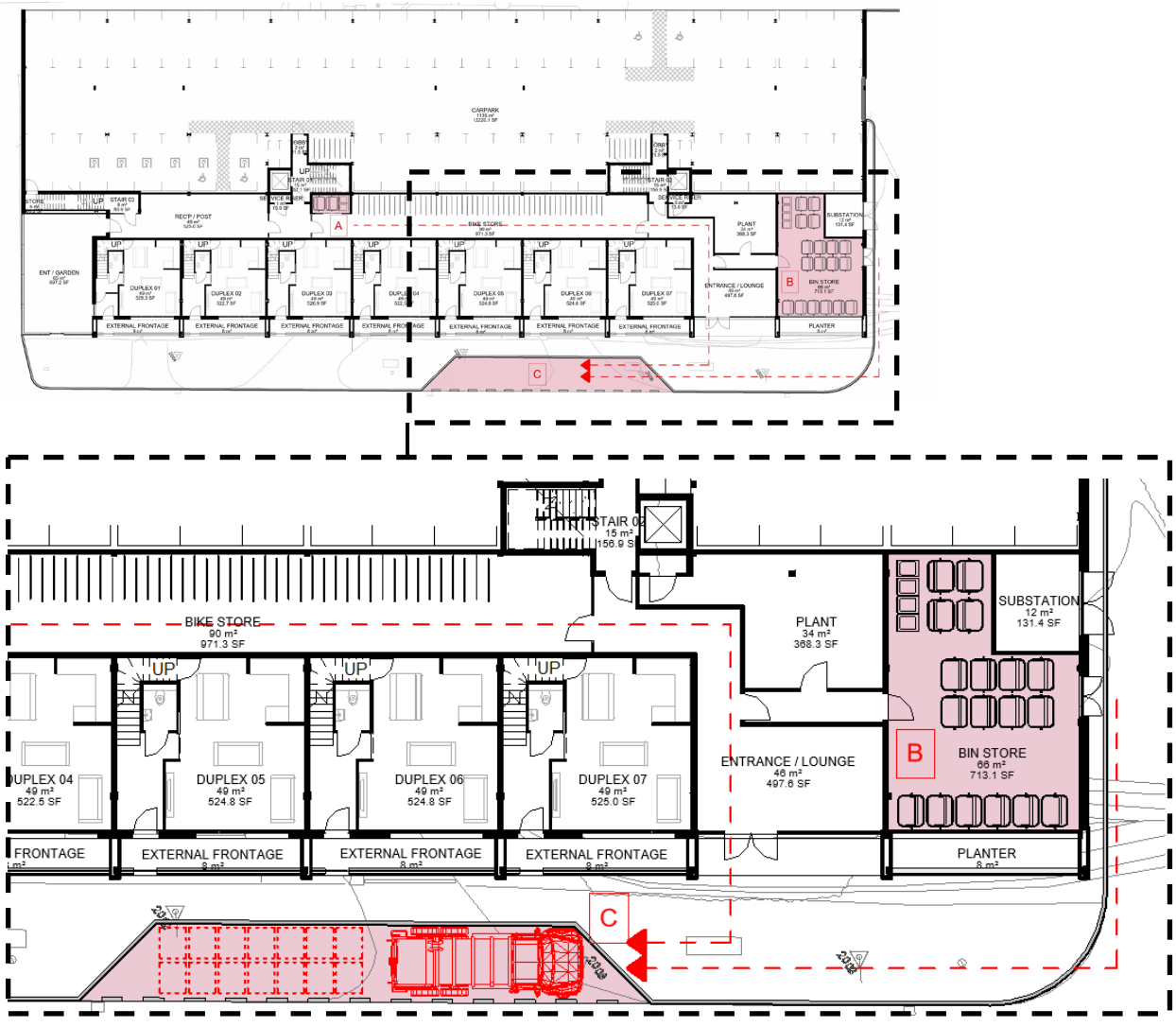
GDO4

GD04 Waste storage and collection guidance for new developments and building regulations have been adhered to when calculating the proposed capacity of bins and area for storage.

Both proformas identified to the left, meet minimum bin store requirement.

Combined with the generous kitchens each household has, the refuse provision exceeds minimum standards.

Bin Collection



Collection

Based on the number of bins and associated apartments, the bins will be collected once a week.

Throughout the week, the building management will ensure the bins are rotated when required, particularly bin store (A).

On collection day the building management will wheel out the bins to location (C). At this point the refuse collection vehicle can pull into the designated zone, and carry out collection. Empty bins will then be put back within the bin store (A) + (B) by management.