Viadux Phase 1

Condition 23 Discharge
Waste & Servicing Strategy

Salboy Central Ltd

Prepared by:

SLR Consulting Limited

5th Floor, 35 Dale Street, Manchester, M1 2HF

SLR Project No.: 410.001015.00001

Client Reference No: 001015

13 March 2024

Revision: 02

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	12 March 2024	JL	GD	GD
02	13 March 2024	JL	GD	GD

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Salboy Central Ltd (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.

Table of Contents

1.0 Introduction 1
2.0 Manchester Central Service Yard 4
3.0 Servicing 5
4.0 Waste Management Strategy 7
5.0 Waste Forecasts 11
6.0 Summary & Conclusions 16

Appendices

Appendix A Scheme Plans
Appendix B MCC GD04 Pro-Forma

1.0 Introduction

Background

1.1 SLR has been appointed to advise on transport and highways aspects of a planning application for a development of residential apartments located on a site adjacent to Manchester Central Conference Centre, Great Bridgwater Street, Trafford Street with vehicle access via the Manchester and accessed from Trafford Street from Albion Street, Manchester.

1.2 The original application was submitted in 2017 (Ref 115871/FO/2017) and consent for the development was granted in July 2017. That permission that has been built out and is having conditions discharged against is permission reference 133998/JO/2022.

Discharge of Condition

1.3 A Waste & Servicing Strategy was included with the suite of documents submitted in support of the application.

1.4 The consent includes a condition (condition 23) relating to the implementation of the Waste & Servicing Strategy. This sets out the following condition:

23) Notwithstanding the waste and servicing strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, prior to the first occupation/use of each phase a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted for approval in writing by the City Council, as Local Planning Authority. The details of the approved scheme shall be implemented as part of each phase and shall remain in situ whilst the use or development is in operation.

1.5 This report provides an updated Waste & Servicing Strategy for the residential element of the development and includes information regarding the building management. This will form the Waste & Servicing Strategy for the site.

1.6 The planning consent was for a residential building of 375 apartments and also for a 14-storey office and commercial building. This updated Waste & Servicing Strategy focusses solely on the residential element of the development. The office/commercial building has not presently been progressed.

Development Proposals

1.7 Phase 1 of Viadux is a 40-storey residential tower, featuring 375 apartments, 114x1 bedroom apartments and 261 2-bedroom apartments. It is located centrally between the proposed Phases 2a and 2b. It began construction in 2021 and is scheduled to be completed in 2024.

1.8 The Scheme Plans for development are described in **Appendix A**. There it can be seen that the bin store and the arrival point for large goods deliveries (such as furniture) is from the viaduct level. Smaller goods deliveries such as by couriers can be made using the Loading Bay on Great Bridgewater Street described more fully below.

1.9 There is no onsite parking for residents or their visitors. There are 2 disabled parking spaces available for ad-hoc use by the management company accessed from Trafford Street via Deansgate.

1.10 Vehicular Access for refuse collections is taken from Albion Street. A ramp leads up to the service yard at viaduct level. The ramp and service yard are also used for servicing of the adjacent Manchester Central venue.

1.11 A management company, Urban Bubble will manage the building and its operation. Their website is given below.

https://urbanbubble.co.uk/

Access

1.12 Pedestrian entrance to the residential tower will be via a new entrance on Great Bridgewater Street. Adjacent to this entrance will be a new pedestrian connection linking the Deansgate Castlefield Metrolink Station down to street level on Great Bridgewater Street.

1.13 From the Viaduct Level there is and entrance to the Phase 1 building and there is a route through a landscaped public realm.

1.14 Service Vehicle access is via Albion Street and up the ramp to the shared Manchester Central Service Yard.

Local Highway Improvement

1.15 As part of the Phase 1 development a package of highway improvements are proposed on Watson Street and Great Bridgewater Street, and which are subjected to a Section 278 agreement. To tie in with the new stair and lift access to the Deansgate/Castlefield Metrolink there is to be an upgrade to the Signal Junction at Great Bridgewater Street/Watson Street, pavement widening and improvements to Watson Street, and pavement improvements on Great Bridgewater Street that tie in with an improved lighting and public realm treatment of the underbridge.

1.16 The proposed Section 278 highway works are described in **Dwg SVA VEC-01-PR-DR-CH-0000-P06**.

1.17 The highway alignment has been checked for tracking by large service vehicles including articulated HGVs.

1.18 On Great Bridgewater Street the pavement surface is improved with quality paving. The existing parking bays and loading bay are adjusted to provide 3No. Standard Parking Bays, 2No. Disabled Bays a new Loading Bay. The scheme included advance cycle stoplines and on street markings indicating this a is a major cycle route.

Manchester Central Service Yard

1.19 Manchester Central operates as an events and exhibition venue with a variety of event types occurring there. The servicing for the residential and office land uses will use the service yard for refuse collections and larger deliveries. These deliveries will need to be timed to avoid impacting on the events-based service activity. That service activity is set out in the following section.

2.0 Manchester Central Service Yard

Overview

2.1 The Manchester Central Service Yard provides an essential function for the operation of Manchester Central Convention Complex. It provides the space for event-related deliveries and logistical activities to access the Convention Centre to support the delivery of events. The service yard is located immediately to the south of the Convention Complex and also houses the refuse and recycling centre and a temporary structure used for storage.

2.2 The service yard is accessed via a ramp which is accessed via a priority-controlled junction with Albion Street. The access ramp is subject to an advisory speed limit of 5mph and is approximately 6.8m in width, widening out at the top to approximately 15m and permits two-way operation for its entirety. There are double yellow waiting restrictions along both sides of the ramp. The distance between the junction with Albion Street and the barrier access to the service yard is approximately 180m.

Service Yard Operations

2.3 Manchester Central Service Yard experiences periods of intense vehicular activity associated with the build-up and breakdown of events at the Convention Complex. At other times, the service yard is relatively quiet, with very little vehicular activity. Different types of event generate different types and volumes of traffic, and events vary in frequency and duration. Events are hosted throughout the year and the events and associated traffic activity can occur on any day of the week.

2.4 Vehicle access and movement within the service yard is controlled well by a dedicated traffic management team who are able to maximise the use of the available space and work to balance the needs of the venue with the impact of event traffic upon the surrounding highway network.

2.5 The Transport Assessment submitted in support of the application provides further detail on the use of the service yard and access ramp.

3.0 Servicing

Introduction

3.1 The typical deliveries for the development will be as follows:

- Online Groceries,
- Post /courier deliveries,
- Occasional furniture deliveries.

In addition, there will be a regular Refuse Collection every 2 days.

Delivery Access

3.2 There are various locations for service vehicle access. The Bin Store is located at the viaduct accessed from Albion Street via the Trafford Street Ramp and into the shared Manchester Central Service Yard. The location is also where larger goods would be delivered such as furniture deliveries. These deliveries and refuse collections would be managed to be timed to avoid conflict with the peaks in Manchester Central activity and here communication would be made to avoid any adverse implications.

3.3 Smaller goods deliveries can be made from Great Bridgewater Street. Here there is a Loading Bay provided east of Watson Street where goods can be brought into the ground floor reception. There is also a further loading bay located west of Watson Street closer to Beetham Tower.

3.4 Other back of house deliveries (such as pool /ground floor amenity deliveries or other plant related deliveries) can also be made from Trafford Street accessed from the Deansgate side.

3.5 Drivers would generally not have access to the building and residents would need to pick the goods up from reception.

Delivery Forecasts and Timings of Deliveries

3.6 A forecast of service and delivery vehicle trips hour by hour was undertaken for Viadux Phase1 with the original application based on the TRICS database for apartment developments.

3.7 Service vehicle forecasts are given in **Table 3.1** below, where OGV relates to a vehicle in excess of 7.5t and LGVs are primarily vans with single rear axles.

Table 3.1 Service Vehicle Trips

	Residential (375 units)					
	OGV		LGV		Total	
Time Range	ARR	DEP	ARR	DEP	ARR	DEP
06:00-07:00	0	0	0	0	0	0
07:00-08:00	0	0	0	2	1	3
08:00-09:00	0	0	2	0	3	0
09:00-10:00	1	2	2	3	2	4
10:00-11:00	1	1	4	4	5	5
11:00-12:00	0	0	4	5	4	5
12:00-13:00	1	1	6	4	7	5
13:00-14:00	0	0	6	6	6	6
14:00-15:00	1	0	3	4	4	5
15:00-16:00	0	0	2	2	2	3
16:00-17:00	0	0	4	5	4	5
17:00-18:00	0	0	1	0	1	1
18:00-19:00	0	0	1	1	1	1
19:00-20:00	0	0	0	0	0	0
20:00-21:00	0	0	0	0	0	0
21:00-22:00	0	0	0	0	0	0
22:00-23:00	0	0	0	0	0	0
23:00-24:00	0	0	0	0	0	0
Daily Trip Rates:	**5**	**5**	**36**	**36**	**40**	**41**

3.8 It is noted that a significant number of service vehicle trips are already on the network or are making multiple deliveries with one trip so many of these vehicles are already on the network.

4.0 Waste Management Strategy

Introduction

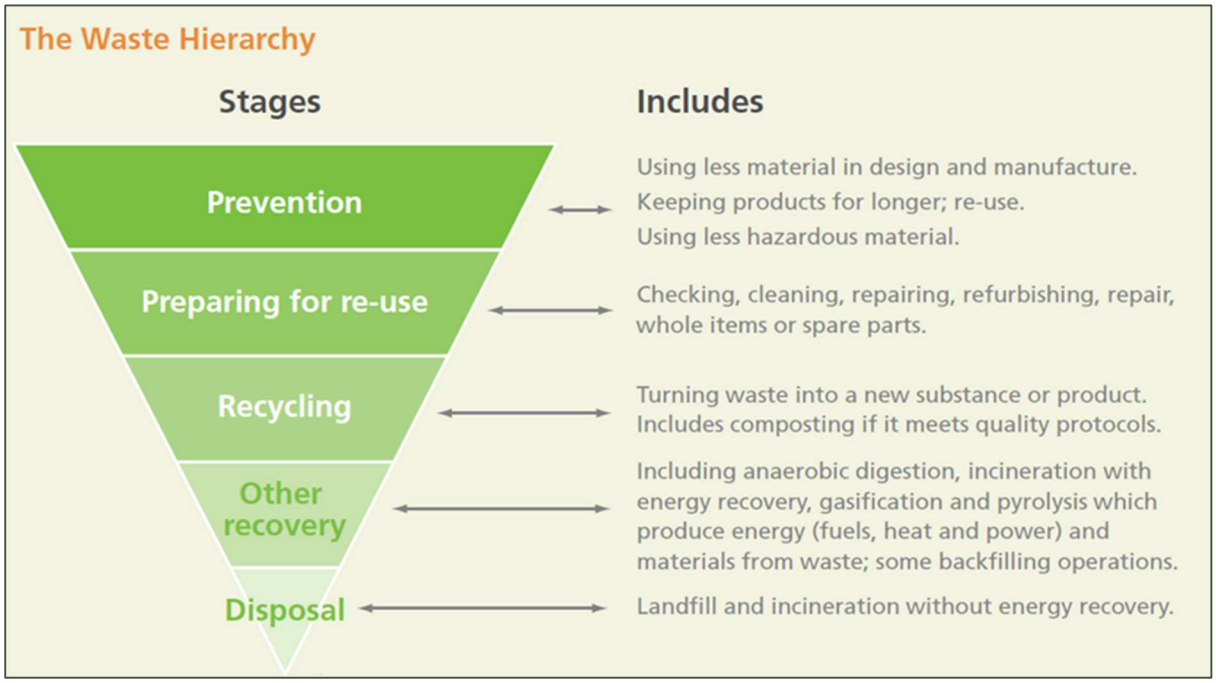
4.1 The development falls within the City of Manchester and MCC have published guidance on the design and management of buildings to produce waste management strategies that seek to maximise the amount of waste that is recycled (GD04, Sept 2023).

4.2 To achieve high recycling rates, it states 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.

4.3 In accordance with Section 34 of the Environmental Protection Act 1990, the managers of the serviced apartments and the retail & commercial units has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.

4.4 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.

4.5 Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described below.



4.6 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.

4.7 There may be food waste generated by the retail unit which needs to be covered by the Animal By-Products (Enforcement) (England) Regulations 2011. If that is the case and the volumes of waste are greater than 20kg then such waste needs to be stored in a labelled container and collected by a licensed carrier and records kept.

4.8 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 can help meet the city councils and government's aspirations.

4.9 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;
- 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.

Waste Streams

4.10 Within each apartment there will be separate bins for the two waste streams, one for General Refuse (including organic waste) and one for Recyclables. There is an extra waste storage area for Cardboard which is intended for the larger cardboard items that cannot be sent via the waste chute. The Waste Streams are as described below:

- General Refuse (including food waste) – via waste chute
- Mixed Recyclables (Small Pulpable waste, Glass, Metal, Plastic) – via waste chute
- Cardboard - taken by hand to ground floor.

4.11 In addition to the above, there will be a bulky waste collection scheme for items (such as furniture). Firstly, residents can use an app to advertise any items to other residents if they are still in a usable condition. For large items that need disposing of, residents will be informed to contact the concierge to help arrange collection noting that bulky waste collection does incur a charge. The resident would bring the waste down via the lift deposited in the bin store under the direction or urbanbubble where additional storage space is available.

4.12 Large items can be collected by the refuse collector or via a charity if appropriate.

Waste Management Strategy

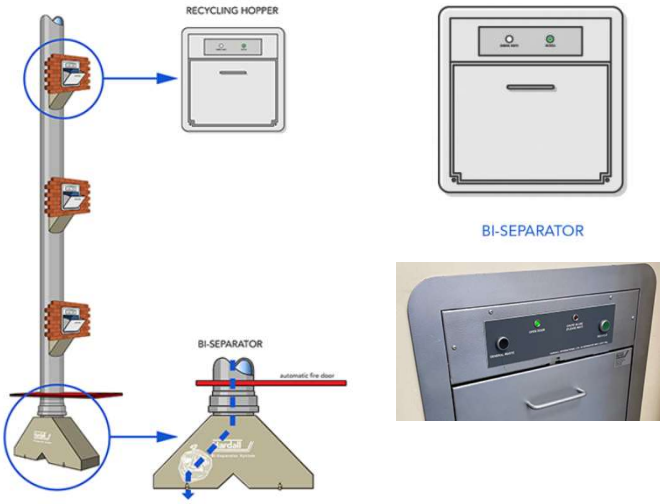
4.13 The management of waste will be the responsibility of urbanbubble who will manage the building. A Building Services Assistant from urbanbubble will oversee the day-to-day waste management.

4.14 Residents would be informed in advance of occupation of the waste management strategy and their requirements and responsibilities for recycling and to keep the space clean.

4.15 Within each apartment there will be two bins provided which will correspond to the two main waste streams.

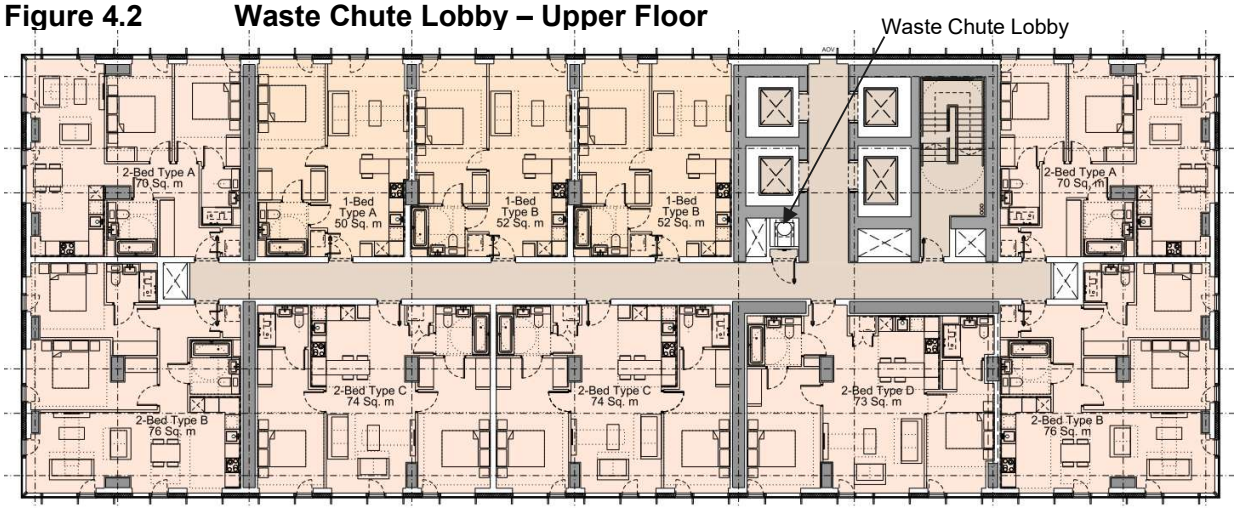
4.16 Waste is transferred by the resident from the apartment to the waste chute lobby available on each floor. Here the waste chute drop has two buttons to select for Recyclables and Residual Waste. The resident selects the colour coded button corresponding to the type of waste to be dropped and puts that in the chute as indicated in **Figure 4.1** below.

Figure 4.1 Waste Chute Infrastructure



4.17 A typical Waste Chute lobby on the uppers floors is indicated in **Figure 4.2** below.

Figure 4.2 Waste Chute Lobby – Upper Floor



4.18 At the bottom of the chute is a bi-separator which splits the waste being dropped to the corresponding bin as indicated in **Figure 4.1**.

4.19 Urbanbubble will monitor the use of the chute system using CCTV to ensure compliance and to monitor how full each bin becomes supported by an automatic alarm as each bin approaches capacity and replace the full bins with empty ones as they fill up.

4.20 Urbanbubble will present the bins ready for collection and return the bins immediately after.

4.21 Below is an extract of the Building Management Strategy from Urban Bubble.

Waste Strategy

We propose that our Building Services Assistant manage the bin store for the block and organise refuse stores on the dedicated day for each waste stream for efficient collection.

SALBOY

urbanbubble

Within the design of the scheme, residents will use a bin chute to dispose of their waste and the onsite staff will rotate bins in the bin store.
The number of bins provided are as follows:
6 X 1100lt – General Waste
6 X 1100lt – Mixed Recycling
Due to the small number of bins that can fit in the bin store all waste streams will be collected 5 times a week,anticipated to be on Monday, Tuesday, Wednesday, Thursday, and Saturday. In the first few months of the development when occupancy is low this frequency may be able to be reduced.
Collection times will be after 9am to avoid highway disturbance at peak travel times and to ensure any disturbance to local residents due to bin movement is kept to a minimum. Times of collections can be changed to a more suitable time if requested by Manchester Central.
The bins will be presented on collection day by the Building Services Assistant in the allocated residential loading bay (shown on the plan below) within the service yard area. The private collection company will require access to the service yard to collect the bins. As soon as the bins have been collected, the onsite staff member will return the bins to the bin store. This will minimise disturbance as the bins will not remain in the service yard for longer than necessary, or overnight.

For large bulky items and cardboard boxes that wont fit down the chute then the residents will be advised to contact the concierge who will then arrange for the BSA to collect and move to the bin store.

5.0 Waste Forecasts

Waste Forecast Assumptions

5.1 The development at Manchester Central will consist of 375 residential apartments. Of this there are 114x1 bedroom apartments and 261x2 bedroom apartments.

5.2 It is noted that the development cannot comply with the forecasts as described in MCCs Guidance (GD04) updated in September 2023 principally as that guidance is based on a fortnightly collection.

Forecast Residential Apartment Waste Volumes

5.3 The forecasts have been based on the British Standard Guidance BS 5906:2005 for residential waste generation.

5.4 This forecast for the number of litres of waste per apartment per week uses the following calculation - Number of dwellings x ((70 litres x the average number of bedrooms) + 30).

5.5 In this case the average number of bedrooms for development equates to 1.7 bedrooms per apartment.

5.6 That in turn leads to the following weekly calculation.

375 x ((70 Litres x 1.7) + 30)	**=**	**55,770 Litres of waste per week**
	=	**7,967 litres per day**

Bin Lift Forecasts

5.7 The number of bins that are to be collected per week is described below:

55,875 litres of waste divided by 1,100 litre bins	**=**	**51 bin lifts per week**

Recycling Rates per Week

5.8 Applying typical recycling proportions from residential apartments to the above waste forecasts the following recycling rates are as follows:

• General Refuse including Organics (50%)	= 27,938 litres per week
• Co-Mingled Recyclable Waste (45%) (Pulpable (20%), Glass, Metals, Plastics (25%)	= 25,144 litres per week
• Larger Cardboard Waste (5%)	= 2,794 litres per week

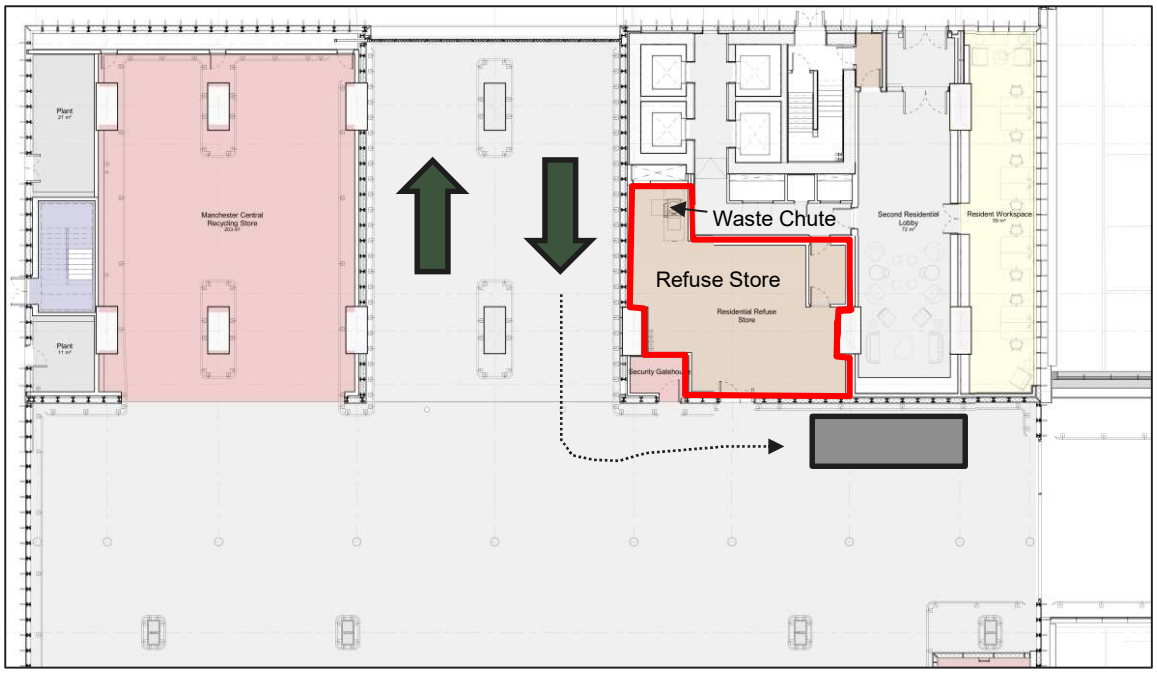
Bin Storage Requirement

5.9 It is not practical to store that many bins and so there will be multiple collections per week. In practice, we expect there will be at least 5 collections per week, and in effect this requires a maximum of a 2-day storage capacity. This gives rise to the following storage requirements:

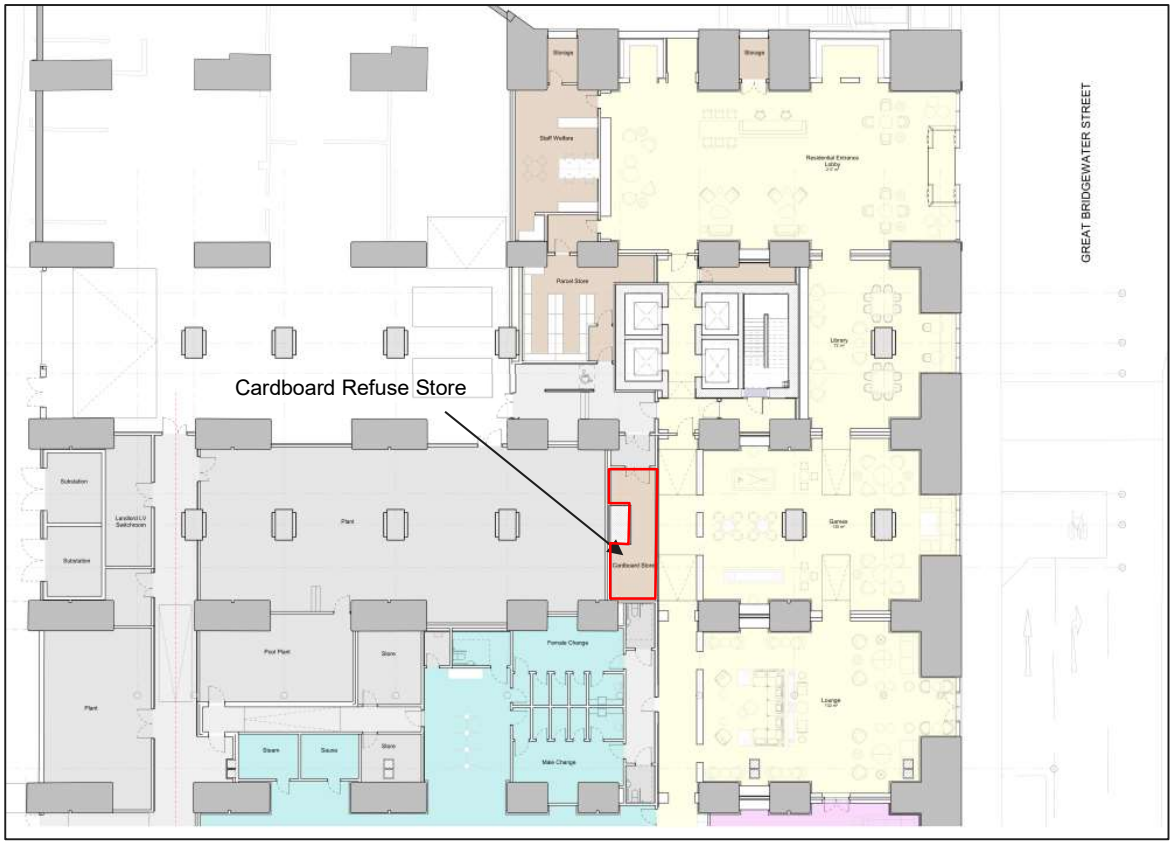
Residential waste collected 5 times per week = storage of c.16 Eurobins

5.10 In effect, 14 Eurobins would be stored (some block parked) in the main bin store as shown in **Figure 5.1** below.

5.11 The bin store would be ventilated with impervious surfaces making cleaning easier. A water tap would be located nearby to make cleaning easier.



5.12 The Bulky/Cardboard Waste store is located on the ground floor as shown in **Figure 5.2** and here waste would be brought by residents via the lifts. Here space for 2 Eurobins is available with additional space for ad-hoc waste.



Refuse Collection

5.13 Refuse collections will take place at the service yard level within the Manchester Central service yard, where there will be bays marked out for this activity. The residential tower loading bay will be located adjacent to the eastern elevation of the tower. This loading area is close to the bin store location and will ensure that waste operatives have convenient access to the bins.

5.14 Refuse collections are described in the Building Management Strategy as given below:



The Access routes, both to enter and exit the service yard, for the refuse lorry is shown below:



For large items that need disposing of residents will be informed to contact the concierge to help arrange collection. Large items can be stored in the back of house areas ready for them to be collected by the council/charity. Residents can use the app to advertise any items to other residents if they are still in a usable condition.

SALBOY urbanbubble

5.15 It is anticipated that refuse collections will be timed to occur outside of peak Manchester Central service yard demand, similar to the current waste collection timings for Manchester Central which also occur from the service yard.

5.16 A loading bay is also proposed along Great Bridgewater Street which will provide convenient space for refuse vehicles and other loading and delivery activity in connection with the proposed retail units.

5.17 The above waste management strategy for regular refuse collections does not comply with MCC Guidelines as it is not possible for such a large development to store waste for a fortnightly collection regime. Therefore, a private collection by a licensed operator would be implemented using the appropriate Waste Transfer notes to ensure compliance with regulations. Furthermore, such an operator typically processes the residual waste stream in a waste recycling centre with very high rates of recycling ensuring only minimal waste is sent to landfill.

Waste Pro-Forma

5.18 MCC require that a Waste Pro-Forma be prepared to support the planning application. This has been completed and is presented in **Appendix B** of this report. This document also describes the routes to get the bins from the bin stores to the collection point.

6.0 Summary & Conclusions

Summary

6.1 SLR has been appointed to advise on transport and highways aspects of a planning application for a development of residential apartments located off Albion Street, Manchester, known as Viadux Phase 1.

6.2 This report aims to Discharge Condition 23 of the Planning Approval (Ref 133998/JO/2022) as below:

23) Notwithstanding the waste and servicing strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, prior to the first occupation/use of each phase a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted for approval in writing by the City Council, as Local Planning Authority. The details of the approved scheme shall be implemented as part of each phase and shall remain in situ whilst the use or development is in operation.

6.3 This document sets out the Waste Management Strategy for the development including the responsibilities of urbanbubble, the building management company; the responsibilities of residents to recycle waste into two waste streams of and deposit that in the appropriate way via the Waste Chute. We have forecast the volume of waste generated on a weekly basis and the storage requirements based on a collection every 5 days (in effect a 2-day storage requirement of up to 12 Eurobins). We then set out the strategy for managing the bins at the bottom of the waste chute, the storage and transfer of bins for collection.

6.4 In the strategy we also identify how bulky waste would be collected.

6.5 The Waste Management Strategy cannot comply with the MCC Guidelines for bin storage based on a fortnightly alternate collection regime due to the scale of development limited. Therefore, a more frequent collection based on a '5 days a week collection' is proposed using a private licensed operator rather than a council collection.

6.6 Such a collection regime would comply with the relevant waste management regulations including Waste Transfer Notes to record waste collected and transferred. Such an operator will process the residual waste stream in a waste recycling centre with very high rates of recycling ensuring only minimal waste is sent to landfill.

6.7 The overall summary of the Waste Management Strategy is given in **Appendix B** of this report and follows the Proforma for Planning Applications as given in MCC Guidance GD04.

Conclusion

6.8 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 can be undertaken in an efficient manner.

Appendix A Scheme Plans

Viadux Phase 1

Condition 23 Discharge Strategy

Waste & Servicing

Salboy Central Ltd

SLR Project No.: 410.001015.00001

13 March 2024



This drawing is copyright
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.

0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application
05	04-04-2022	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 2 - Ground Floor Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-00-001

Revision: 05

simpsonhaugh
MANCHESTER
Riverside, 4 Commercial St
Manchester M15 4RQ
+44 (0)161 835 2345
www.simpsonhaugh.com
LONDON
5-8 Roberts Place
London EC1R 0BB
+44 (0)20 7549 4000
mail@simpsonhaugh.com

© SimpsonHaugh 2017



This drawing is copyright
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.

0m 2.5m 5m 10m

Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
00	17-03-2017	Planning Issue	06	08-01-2024	Non-Material Amendment Application			
01	30-04-2020	Minor Material Amendment Application						
02	29-05-2020	Minor Material Amendment Application						
03	15-12-2020	Non-Material Amendment Application						
04	19-02-2021	Non-Material Amendment Application						
05	04-04-2022	Minor Material Amendment Application						

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 2 - First Floor Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-01-001

Revision: 06

simpsonhaugh

MANCHESTER
Riverside, 4 Commercial St
Manchester M15 4RQ
+44 (0)161 835 2345
www.simpsonhaugh.com

LONDON
5-8 Roberts Place
London EC1R 0BB
+44 (0)20 7549 4000
mail@simpsonhaugh.com

© SimpsonHaugh Architects Ltd 2024



This drawing is copyright
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.

0m 2.5m 5m 10m

Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
00	17-03-2017	Planning Issue	06	08-01-2024	Non-Material Amendment Application			
01	30-04-2020	Minor Material Amendment Application						
02	29-05-2020	Minor Material Amendment Application						
03	15-12-2020	Non-Material Amendment Application						
04	19-02-2021	Non-Material Amendment Application						
05	04-04-2022	Minor Material Amendment Application						

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 2 - First Floor - Mezzanine Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

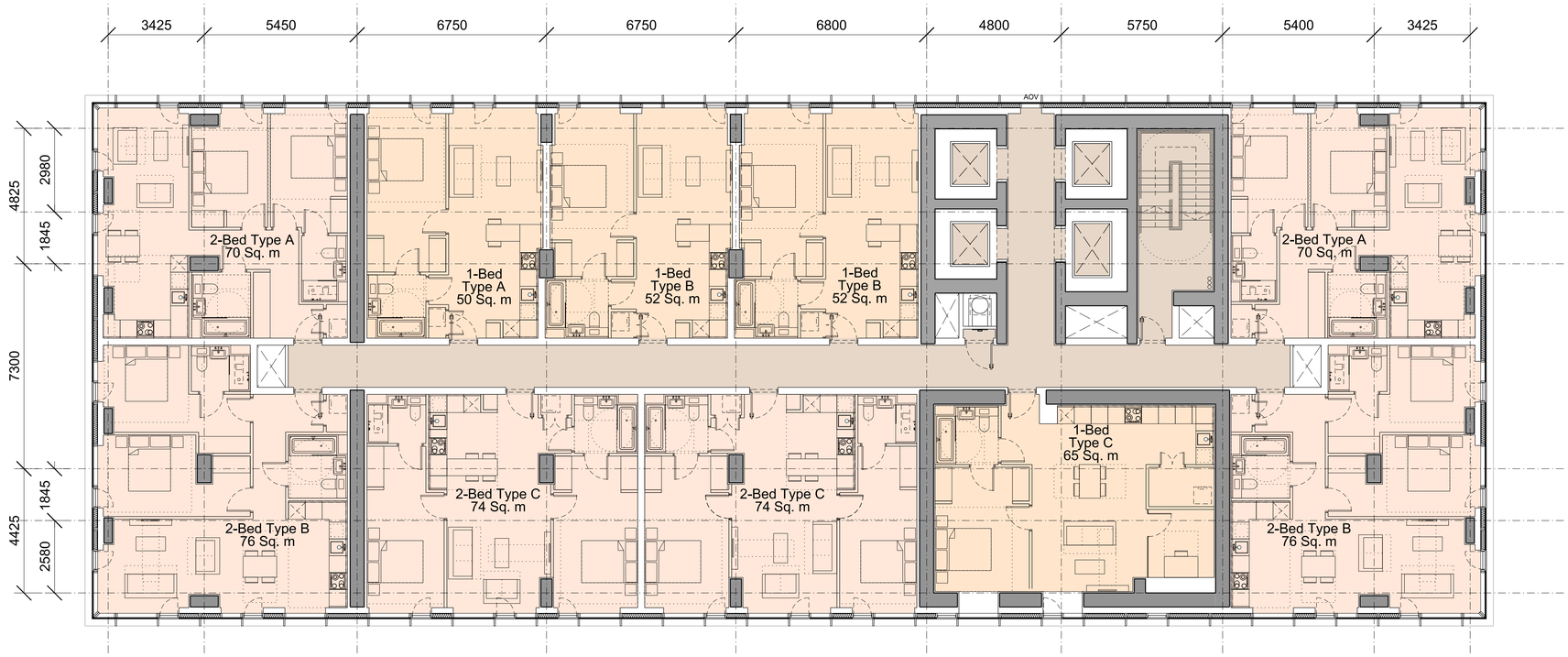
Drawing No: 10053-B2-A-B5D9-G200-P-01M-001

Revision: 06

simpsonhaugh
MANCHESTER
Riverside, 4 Commercial St
Manchester M3 5AE
+44 (0)161 835 2345
www.simpsonhaugh.com

LONDON
5-8 Roberts Place
London EC1R 0BB
+44 (0)20 7549 4000
mail@simpsonhaugh.com

© SimpsonHaugh Architects Ltd 2024



This drawing is copyright
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.

0m 2.5m 5m 10m

Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
00	17-03-2017	Planning Issue						
01	10-05-2017	Façade setting out updated						
02	30-04-2020	Minor Material Amendment Application						
03	08-01-2024	Non-Material Amendment Application						

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 2 - Intermediate residential level plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-19-001

Revision: 03

simpsonhaugh

MANCHESTER
Riverside, 4 Commercial St
Manchester M15 4RQ
+44 (0)161 835 2345
www.simpsonhaugh.com

LONDON
5-8 Roberts Place,
London EC1R 0BB
+44 (0)20 7549 4000
mail@simpsonhaugh.com

© SimpsonHaugh Architects Ltd 2024

Appendix B MCC GD04 Pro-Forma

Viadux Phase 1

Condition 23 Discharge Strategy

Waste & Servicing

Salboy Central Ltd

SLR Project No.: 410.001015.00001

13 March 2024

MANCHESTER CITY COUNCIL

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

Planning Application Number: **Ref 115871/FO/2017**
Date Submitted: **Approved July 2017**
Estimated volumes / m2 required by the development **375 Apartments**

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 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 High Rise Residential Apartments for a fortnightly collection regime due to the large scale of development. On that basis the Bin Store would accommodates 11 bins and would be served by a private collection five times a week. Therefore there is a need for storage covering two 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 for high rise apartments. The developer will therefore operate a private refuse collection in perpetuity for the life of the building.

Viadux Phase 1 Residential Accommodation						
Dwellings	1 bed	114	114			
	2 bed	261	522	Average No.Beds 1.70		
	Total	375	636			
Weekly Waste Forecast						
MCC GD04 Waste Forecast (110 litres per Apartment per Week)				BS5906:2005 Waste Forecast		
	=	55770	litres per week			
	=	7967	litres per day			
	Residential Accommodation Recycling Streams		General Refuse (inc Organic)	Recyclables Pulpable/Plastic/ Metal/Glass	Bulky Waste / Large Cardboard (in ground floor store)	**Total**
			50%	40%	10%	**100%**
		Litres per Day	**3984**	**3187**	**797**	**7967**
	Collection Frequency/Storage					
		EuroBin lifts every 2 days	8	6	2	**16**
		EuroBin lifts weekly	25	20	5	**51**

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) -	Not Applicable
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.

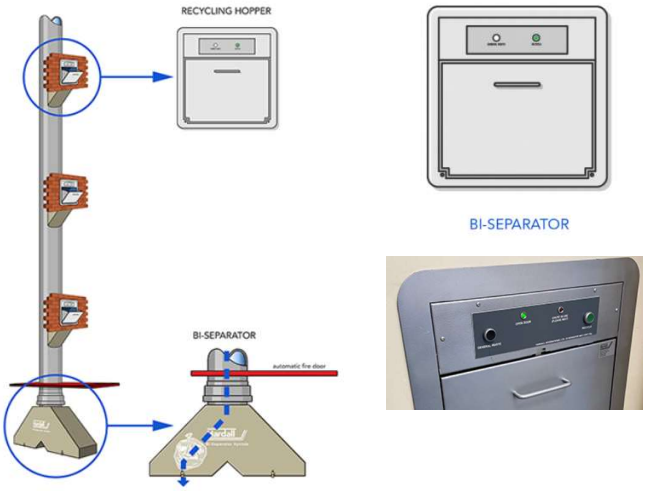
The management of waste will be the responsibility of urbanbubble who will manage the building. A Building Services Assistant from urbanbubble will oversee the day-to-day waste management.

Residents would be informed in advance of occupation of the waste management strategy and their requirements and responsibilities for recycling and to keep the space clean.

Within each apartment there will be two bins provided which will correspond to the two main waste streams.

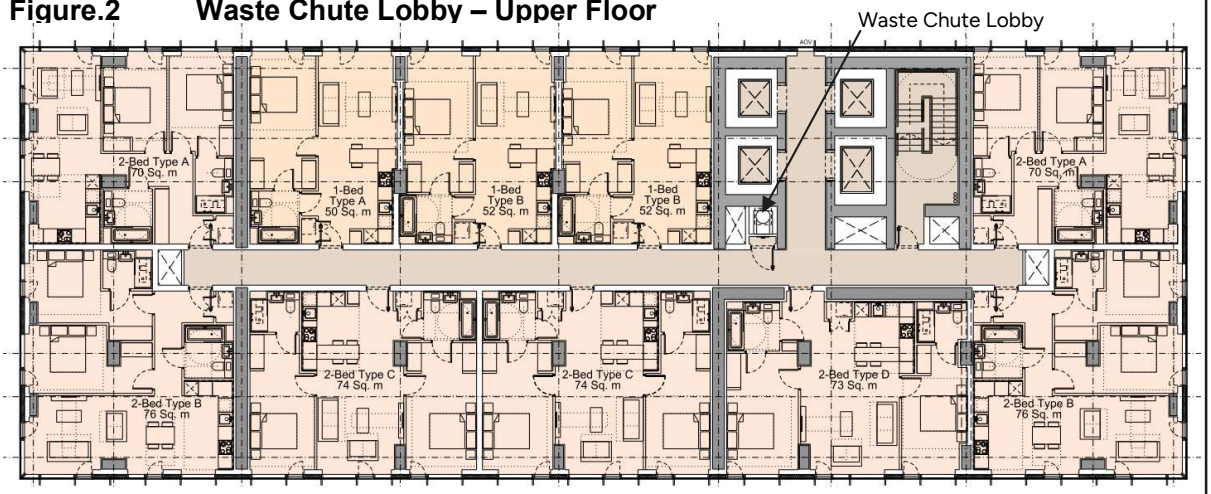
Waste is transferred by the resident from the apartment to the waste chute lobby available on each floor. Here the waste chute drop has two buttons to select for Recyclables and Residual Waste. The resident selects the colour coded button corresponding to the type of waste to be dropped and puts that in the chute as indicated in **Figure 1** below.

Figure 1 Waste Chute Infrastructure



A typical Waste Chute lobby on the uppers floors is indicated in **Figure 2** below.

Figure.2 Waste Chute Lobby – Upper Floor



At the bottom of the chute is a bi-separator which splits the waste being dropped to the corresponding bin as indicated in **Figure 1**.

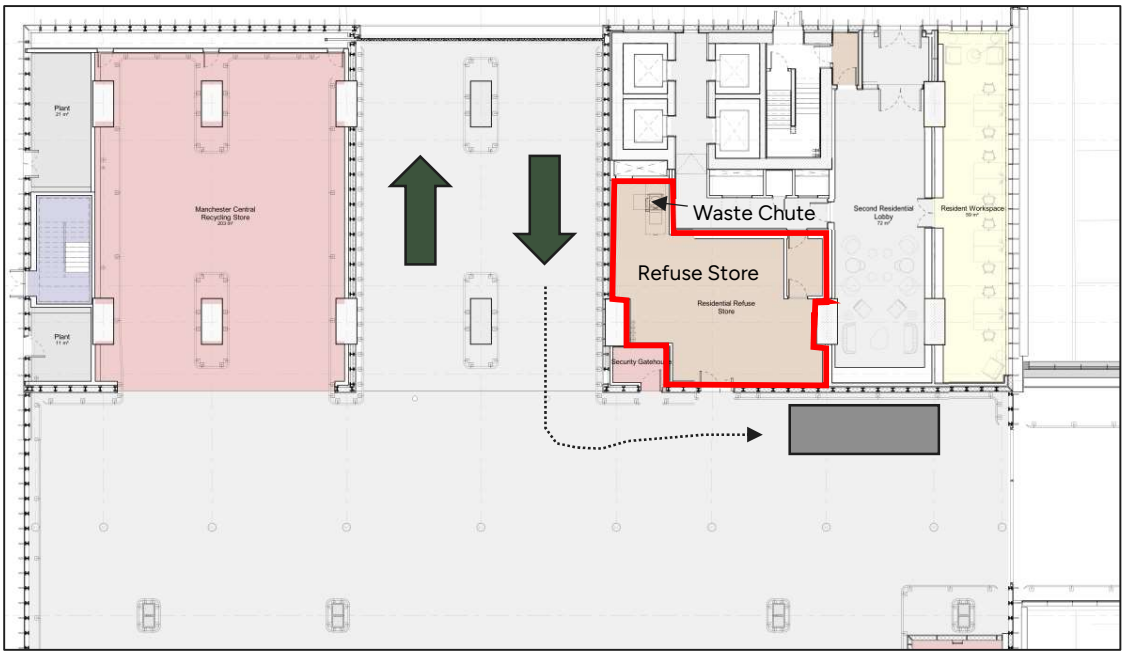
Urbanbubble will monitor the use of the chute system using CCTV to ensure compliance and to monitor how full each bin becomes supported by an automatic alarm as each bin approaches capacity and replace the full bins with empty ones as they fill up.

Separately for larger bulky or cardboard waste there is a bin store at the ground floor level (described next) to which residents would bring their waste via the lifts.

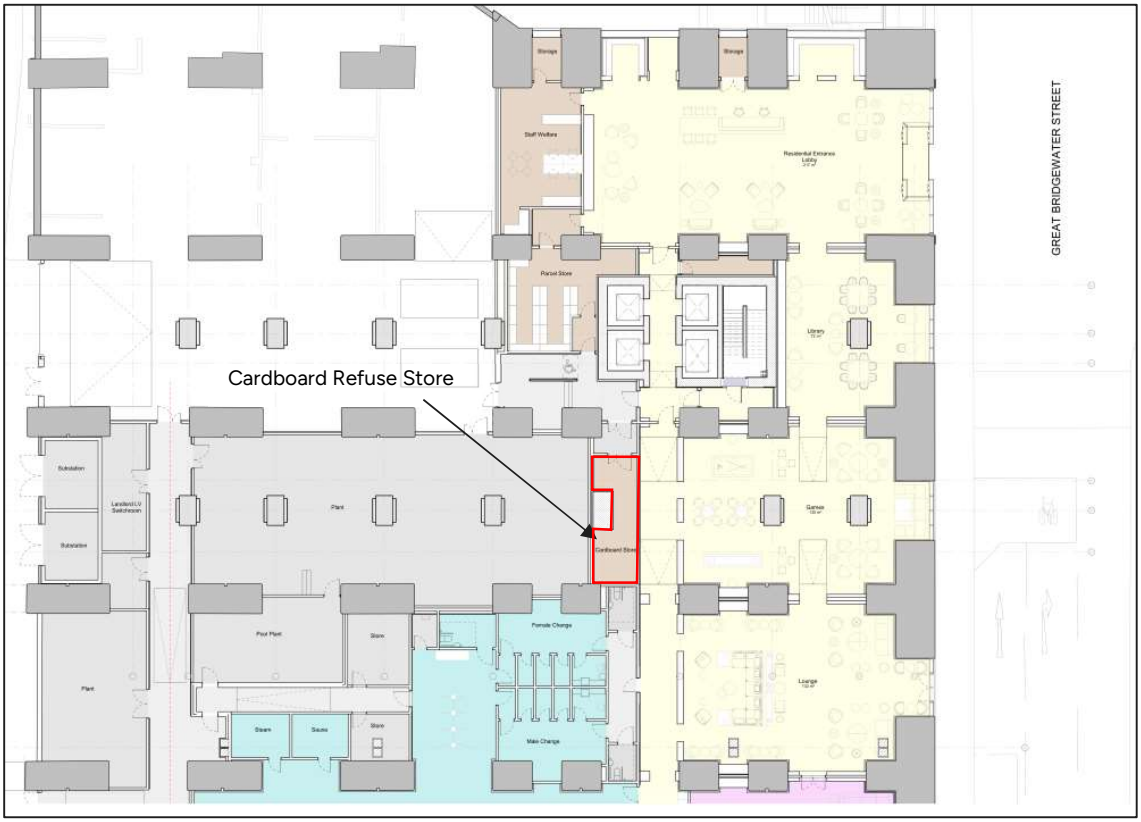
Storage Areas for Waste Containers (Residential and Commercial)

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

First Floor (Service Yard) Bin Store



Ground Floor Bulky/Cardboard Waste Store



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

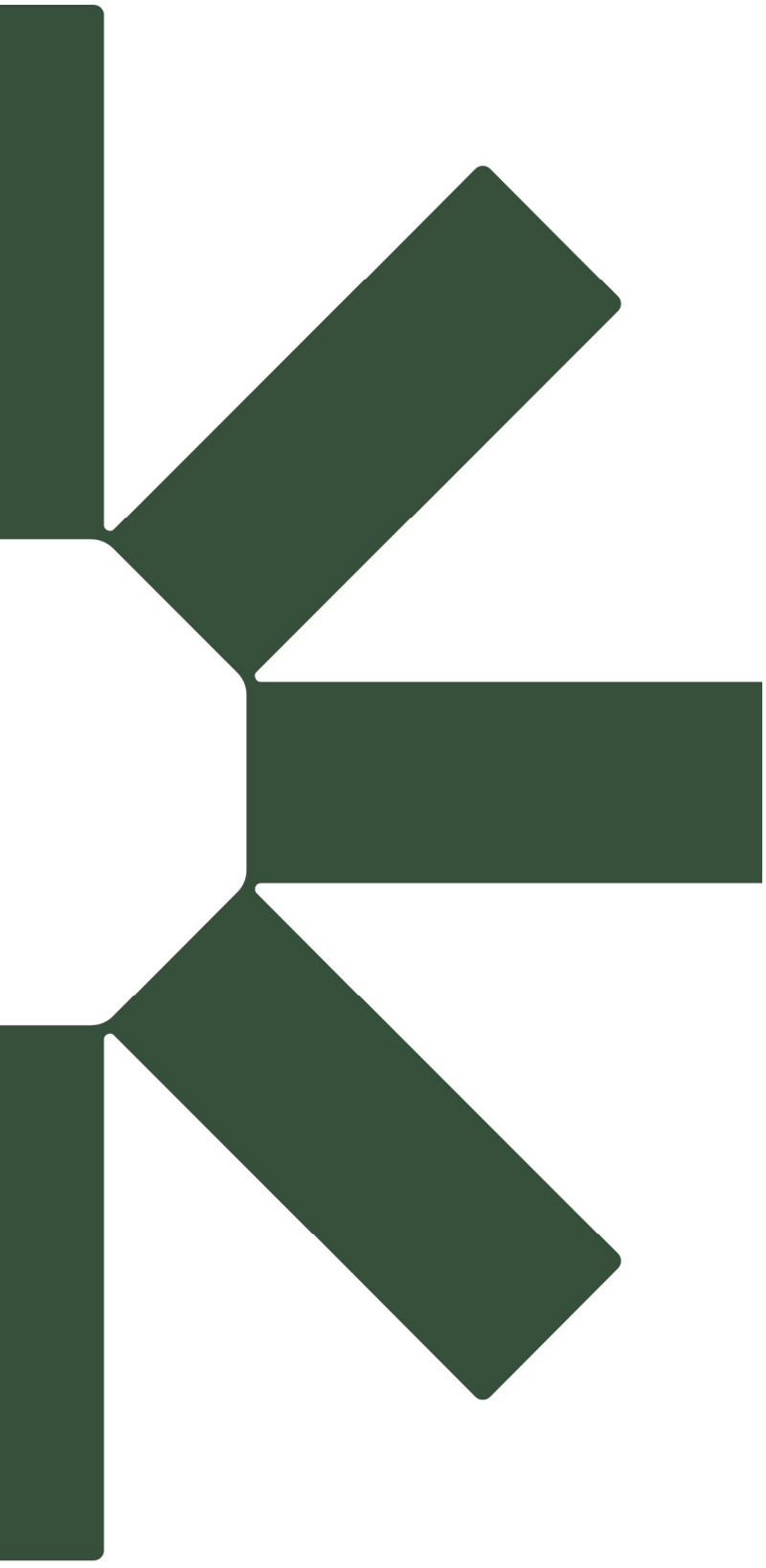
Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly eg. resident / management company.

The on site building management company Urbanbubble will be responsible for placing the bins ready for collection ready for collection and returning them immediate after

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



Making Sustainability Happen