

Waste Refuse
Strategy

Client:	Peel Land and Property
Project:	Potato Wharf Moorings
Job Number:	RD0454
Date:	15 February 2024

Introduction

This Waste Refuse Strategy has been produced by Eden Planning and Development Ltd on behalf of the Client, Peel Land and Property, for Potato Wharf Moorings.

The appendix contains the Waste Refuse Strategy for the Lendlease Development's Potato Wharf Block 3 and 4 development. This strategy will be heavily linked to, and subsequently be an extension of, the Lendlease Potato Wharf Refuse Strategy attached at Appendix 1.

Refuse Provision Capacity

- An external refuse store (3m (L) x 2.5m (W) x 2m (H)) is provided to the western elevation of the ELSAN (see Figure 1).
- The waste storage for the development is based on providing two 660 litre wheelie bins:
 - General waste – twice weekly collection.
 - Blue bin waste (recycling) – once every week.
- General waste collection is currently on a Tuesday/Friday. General collection will be on a Tuesday, with a Friday collection only taking place if the bins have reached capacity.
- Blue bin collection is currently on a Wednesday.

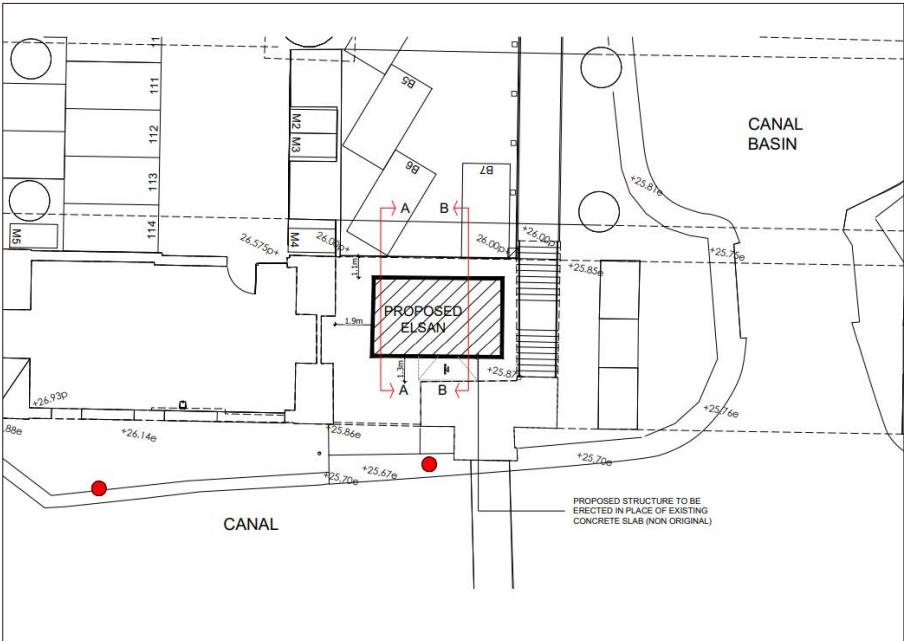


Figure 1: ELSAN and Bin Store Plan



Waste Refuse Strategy

Managing Agent

- They will be responsible for the management of the bin store.
- The on-site staff managing agent staff will perform a key role within the waste management strategy. The internal bin stores will be regularly monitored by them, and they will ensure the Eurobins are rotated to ensure all the waste is efficiently collected.
- On collection days, the Eurobins will be transported from the bin store to the designated collection point by the on-site staff (containers will be within 25m of the waste collection point).
- Collection will be from area close to or under Potato Wharf's Block 3 undercroft. Exact location is subject to collecting service on site review.
- There are drop bollards under the undercroft that are lowered to allow the refuse vehicle to access the undercroft. The vehicular route has been checked to ensure the vehicle can turn round. This means it is defined as 'Pedestrianized areas receiving only occasional heavy traffic' or 'Footways overridden by occasional vehicular traffic', which is shown as up to 1 commercial vehicle overrun per day'. This covers a full commercial vehicle which is up to a full 44 Tonne Articulated Lorry.
- Collection will be via either the standard local authority or via a third-party contractor – either of these will be at the frequency agreed with the council.
- After collection by the third-party removal company, the Eurobins will be returned to the bin store by the managing agent staff.
- The refuse collection vehicle will access the scheme from Potato Wharf – they should have no requirement to access the back of the site and the secure car park.
- The distance the managing agent must move the Eurobins from the internal store to the collection point should be kept to a minimum and should avoid crossing vehicle traffic wherever possible.
- The managing agent will be responsible for waste generated from communal areas and day to day operations.
- The bin stores have been designed with flat level floor slabs with minimum lips, edges and raised areas.
- The managing agent has the use of a gulley and wash down sink to clean down the refuse store when required.



Appendix 1

Refuse Strategy - Potato Wharf Block 3 and 4

Refuse Strategy – Potato Wharf Block 3 and 4

254173-WAA-00-XXX-LXX-CRP-A-2956

Rev R04 – 04.03.2022 – FINAL CONSTRUCTION ISSUE

Updated following client comment

Refuse Provision Capacity

- Refuse stores are provided internally in both Block 3 and 4
- Lendlease Development has agreed that the provided waste collection aligns with what already happens with Block 1 and 2. This is an increased frequency of collection. The managing agent is to be aware of this as part of their operational / service costs.
- The increased frequency has been confirmed as acceptable by Manchester City Council discharging Condition 18 Waste (App CDN/17/0658)
- The waste storage for the development is based on:
 - o **General Waste** – twice weekly collection
 - o **Blue Bin Waste** (*paper and card recycling*) – once every two weeks
 - o **Brown Bin Waste** (*metal, glass and bottle-shaped plastic*) – once every two weeks (alternating with blue)
 - o **Green Bin Waste** (*food waste*) – weekly – but to be confirmed by MCC
- General Waste Collection is currently on a Tuesday / Friday
- Blue and Brown collection is currently on a Wednesday
- The space provided for bin storage is based on the above agreement allowing the space required for refuse storage to be halved.
- The refuse store capacity is based on Manchester City Council guidance (document - GD04_WasteGuidance_v3). This was the valid document that was used at the time the development was designed.
- Please see below schedule

16042 Block 3 & 4 : Waste Strategy												
	Block 3						Block 4					
	No. Apts	Refuse Capacity (Litres)	Dry Recycling -Pulpables (Litres)	Dry Recycling - Co-mingled (Litres)	Organic Waste (Litres)		No. Apts	Refuse Capacity (Litres)	Dry Recycling -Pulpables (Litres)	Dry Recycling - Co-mingled (Litres)	Organic Waste (Litres)	
1 Bed	30	3300	1650	1650	450		32	3520	1760	1760	480	
2 Bed	82	9020	4510	4510	1230		47	5170	2585	2585	705	
Total	112	12320	6160	6160	1680	26320	79	8690	4345	4345	1185	18565
Number of Refuse Bins (1100 Litre)		10	5	5	0	20	8		4	4	0	16
Number of Refuse Bins (660 Litre) (round down)		2	1	1	0	4	0		0	0	0	0
Number of Refuse Bins (240 Litre) (round down) - Organic Waste		0	0	0	7	7	0		0	0	5	5
	Total Capacity	12320	6160	6160	1680	26320	8800		4400	4400	1200	18800
Compliant (1 - Yes / 0 - No)		1	1	1	1		1		1	1	1	
Refuse capacities based on Manchester City Council Requirements												
Refuse Capacity (Litres) - MCC	1 Bed	110	Dry Recycling Waste (for both pulvable and co-mingled)	1 Bed	55		Organic Waste (for both pulvable and co-mingled)	1 Bed	15			
	2 Bed	110		2 Bed	55			2 Bed	15			
Eurobin Dimensions						Manchester City Council Max Refuse Standards						
	Floor Space Required					Bin Type	Size (litre)	Material	Collection Frequency			
	Width	Dept				Blue Bin	1100	Paper card and cartons	every 2 weeks			
1100 Litre	1575	1190				Brown Bin	1100	Glass, cans and plastic	every 2 weeks			
660 Litre	1450	920				Green Bin	240	Food Waste	weekly			
240 Litre	780	940				Black Bin	1100	All other waste	every 2 weeks min			
Additional Guidance -												
Doorways - min 1.3m clear		Walkway between bins - min 1.3m			Where appropriate a trapped gully and water supply to be provided.							
Summary												
Block 3	20 No. 1100 litre Eurobins											
	4 No. 660 litre bins											
	7 No. 240 litre bins											
Block 4	16 No. 1100 litre bins											
	0 No. 660 litre											
	5 No. 240 litre bins											
Current Provision												
Bin Type	Block 3 (Internal)				Block 4 (Internal)				MCC Guidance Based on standard	Shortfall based on standard collection	If double collection (to be agreed with MCC)*	Shortfall if double collection
	General	Blue	Brown	Green	General	Blue	Brown	Green				
1100 Litre	7	3	3	0	5	2	2	0	36	-14	18	4
660 Litre	0	0	0	0	0	0	0	0	4	-4	2	-2
240 Litre	0	0	0	2	0	0	0	1	12	-9	6	-3
All double collections figures need to be confirmed as acceptable with MCC. Planning Condition 18 addresses this and informaton submitted reflects our double collection proposals. Note since table was produced MCC no longer want to use 660L bins - therefore these have been swapped for extra 1100L bins. Reduced 240L provision is based on direct correspondance with MCC.												
Total Capacity Required (Litreage) based on double Collection		22560		Total Capacity Provided(Litreage) based		24920		Additional capacity provided over requirement		2360		

Fig A – waste capacity calculation table

Apartment Refuse Storage Space

- Each apartment (every type / size) is provided with a min 30 litre fixed waste storage bin, located in a kitchen unit. The 30 litres are split into three (min 7 litres) for each separate waste stream.



Fig B – photo of installed kitchen bin – with three separate compartments.

- The three bins are to pick up
 - o 1) General Waste
 - o 2) Paper and card recycling
 - o 3) Metal, glass and bottle-shaped plastic

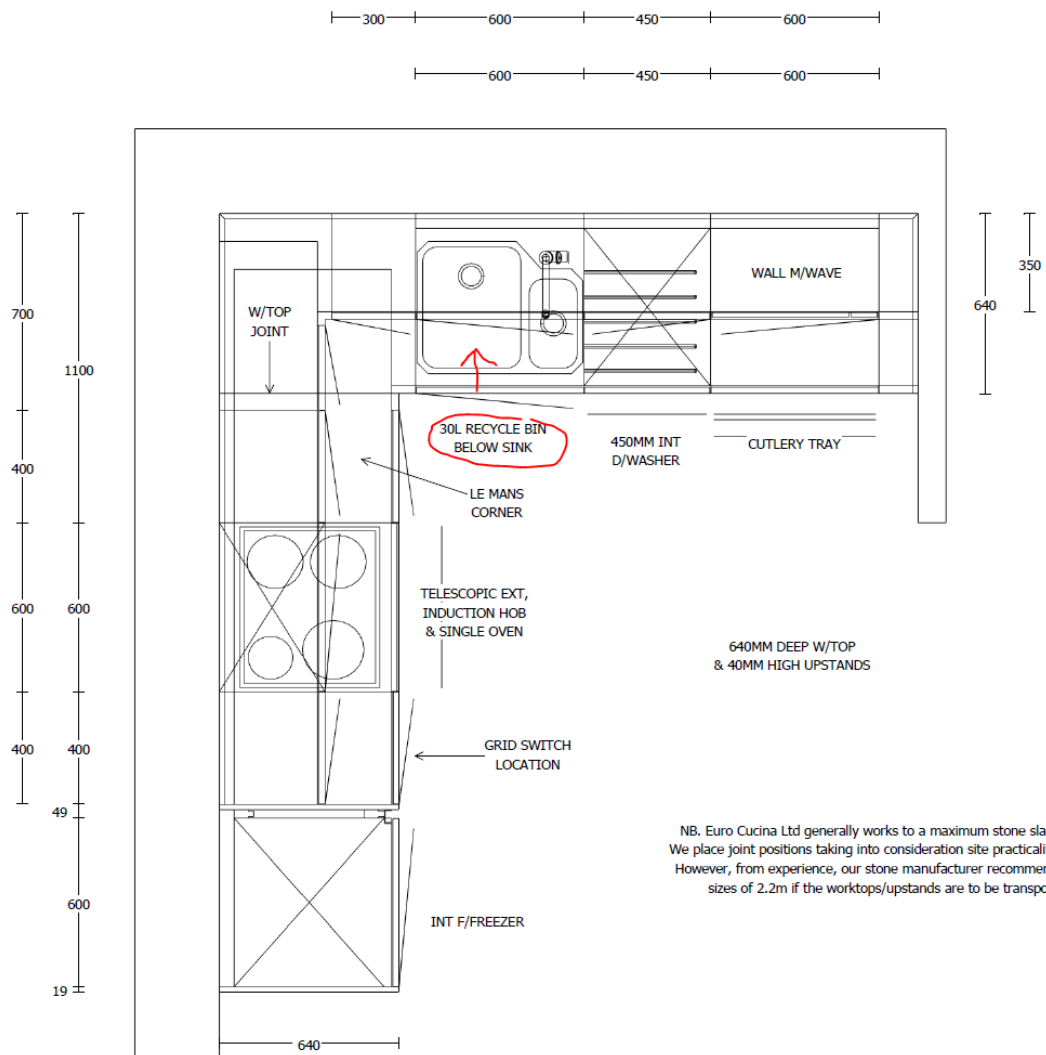


Fig C – typical kitchen showing location of 30L recycle bin

Apartment to Internal Refuse Store:

- It is proposed that residents carry their own refuse and recyclables in appropriate containers and / or bags from their apartment to the internal refuse store in each block on the ground floor.
- AD Part H states the distance (excluding vertical distance) should not usually exceed 30m from front door to refuse storage. Both blocks at Potato Wharf exceed this distance for a small number of apartments at the very end of each block. In Block 3 the maximum distance travelled is 40m to the lift and then 7m from lift to refuse store on the ground floor. In Block 4 the maximum distance travelled is again 40m, but the refuse store (via a lobby) is immediately opposite the lift on the ground floor. These extended distances are not felt to be unreasonable given the size of the development.
- To protect the communal areas, residents will be advised to 'double bag' their waste whilst it is transported through the common parts, with a view towards protecting the décor and floor coverings from stains and damage. Protection of communal areas relies on adequate management of tenants taking refuse to refuse stores.
- Communal corridor areas are currently carpeted with residents being responsible for safeguarding against spillages.
- Residents will only have access to the internal refuse store in their specific block.
- Residents access the refuse store via an SBD door with access control. The entrance to the refuse store is lobbied to minimise the risk of smells into the communal corridor. **(NOTE – during sectional completion the refuse store to Block 3 will be accessed externally only and not via the internal refuse lobby) until works are completed on the ground floor. This will be clearly communicated to residents by the contractor / developer who will then advise when the internal access route can then restart to be used)**
- The internal refuse stores have external double doors for moving the Eurobins in and out.
- Residents will have access to these double doors as well so they can access the refuse store from the car park rather than going through the building. Doors will be access controlled externally with a push release internally. The secure building line is the corridor door rather than the external door.
- The internal refuse stores have their own gulley and lockable wash down facilities (for managing agent use only)

Block 3 Refuse Store Plan

7 x 1100L general waste per week / 3 x 1100L blue per week / 3 x 1100L brown per week / 2 x green 240L per week. **Total Capacity – 14,780 litres**

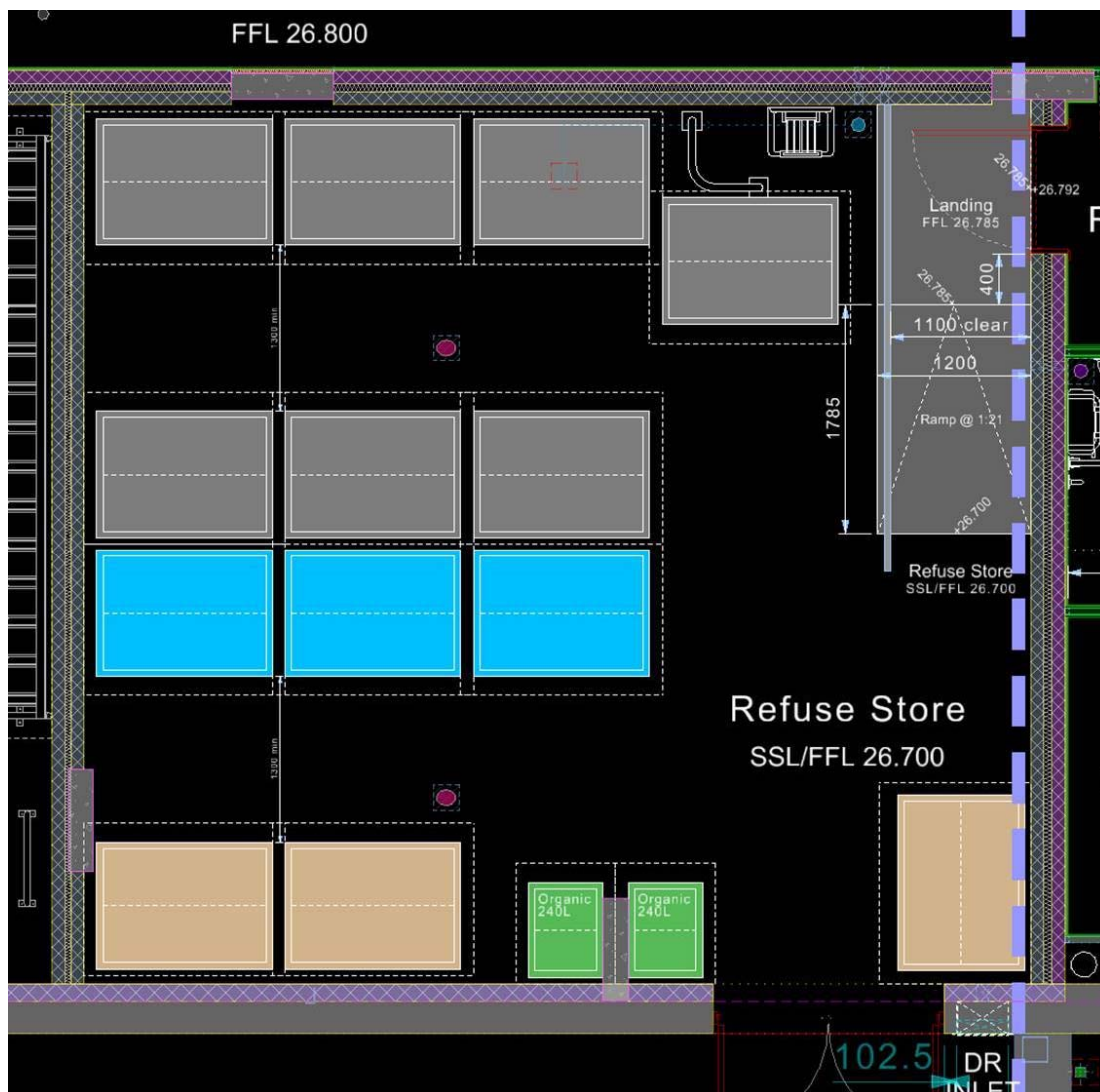


Fig D – Block 3 Refuse Store (NOTE external access only during sectional completion)

Block 4

5 x 1100L general waste per week / 2 x 1100L blue per week / 2 x 1100L brown per week / 1 x green 240L per week. **Total Capacity – 10,140 litres**

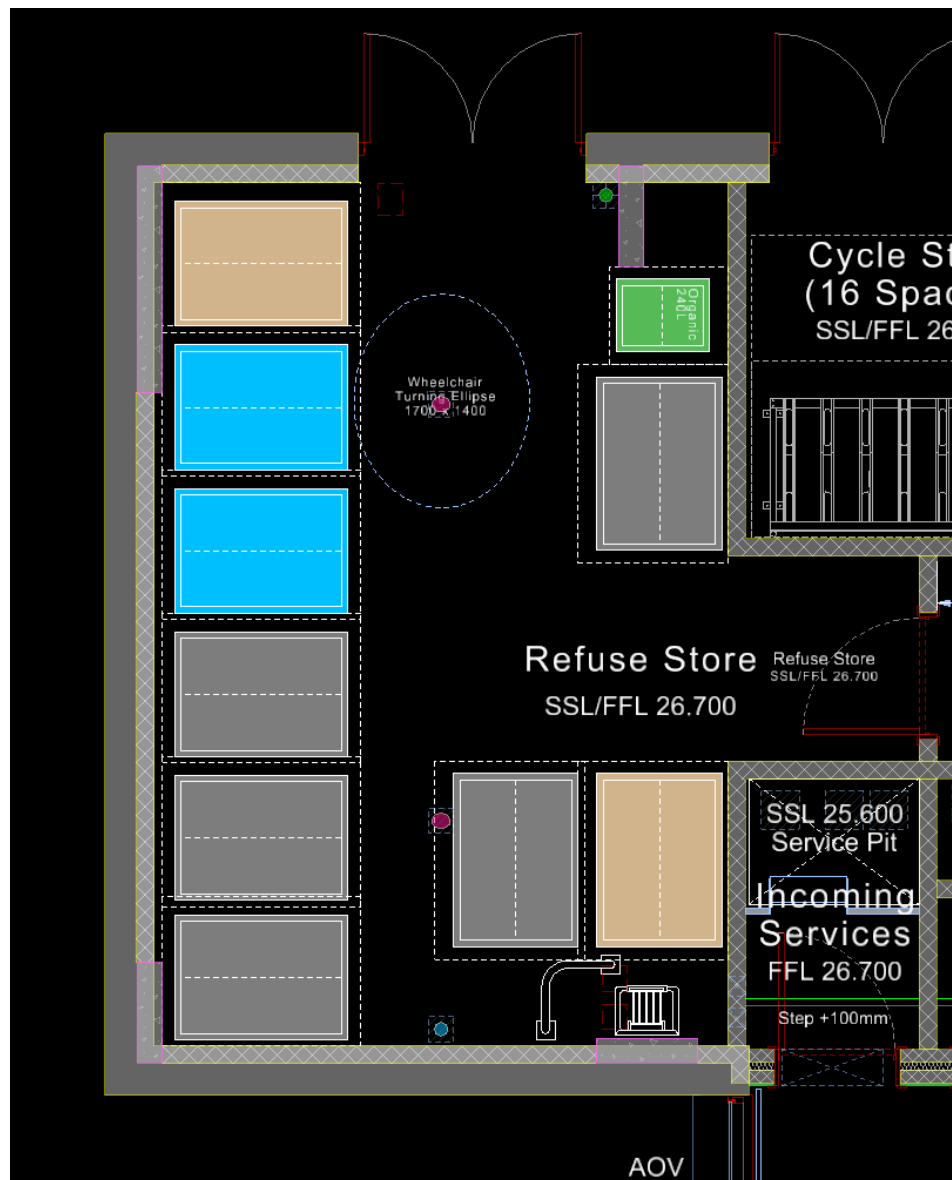
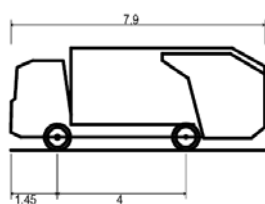


Fig E – Block 3 Refuse Store

On the above plans – the grey containers are general waste, the blue containers are paper and card, the light brown containers are metal, glass and bottle shaped plastic and the green containers are food waste. Bins have as a minimum signage in accordance with Section 9.2 of BS 8300:2009. This may take the form of signage on the individual containers themselves as bins will be moved around by the managing agent to ensure regular empty containers are available to residents.

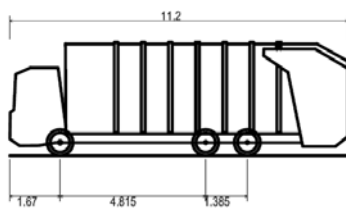
Managing Agent:

- They will be responsible for the management of the bin stores
- The on-site staff managing agent staff will perform a key role within the waste management strategy. The internal bin stores will be regularly monitored by them, and they will ensure the Eurobins are rotated to ensure all the waste is efficiently collected.
- On collection days, the Eurobins will be transported from each blocks bin store to the designated collection point by the on-site staff (containers should be within 25m of the waste collection point specified by the waste collection authority).
- Collection will be from area close to or under the Block 3 undercroft. Exact location is subject to collecting service on site review.
- There are drop bollards under the undercroft that are lowered to allow the refuse vehicle to access the undercroft. The vehicular route has been checked to ensure the vehicle can turn round (refer to Fig F and G and the paving design to BS 5733 Cat IIIa. This means it is defined as 'Pedestrianized areas receiving only occasional heavy traffic' or 'Footways overridden by occasional vehicular traffic', which is shown as up to 1 commercial vehicle overrun per day'. This covers a full commercial vehicle which is up to a full 44 Tonne Articulated Lorry.
- Collection will be via either the standard local authority or via a third party contractor – either of these will be at the frequency agreed with the council via planning condition application CDN/17/0658.
- After collection, by either the Local Authority or a third-party removal company, the Eurobins will be returned to the bin store by the managing agent staff.
- The refuse collection vehicle will access the scheme from Potato Wharf – they should have no requirement to access the back of the site and the secure car park.
- The distance the managing agent must move the Eurobins from the internal store to the collection point should be kept to a minimum and should avoid crossing vehicle traffic wherever possible
- The managing agent should not move Eurobins close to the canal-side or riverside.
- The managing agent will be responsible for waste generated from communal areas and day to day operations.
- The bin stores have been designed with flat level floor slabs with minimum lips, edges and raised areas.
- The managing agent has the use of a gulley and wash down sink to clean down the refuse store when required.



DB32 Refuse Vehicle	
Overall Length	7.900m
Overall Width	2.400m
Overall Body Height	3.183m
Min Body Ground Clearance	0.388m
Max Track Width	2.400m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	9.625m

Fig F – Swept Path DB32 Refuse Vehicle



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)
 Overall Length 11.200m
 Overall Width 2.530m
 Overall Body Height 3.751m
 Min Body Ground Clearance 0.304m
 Track Width 2.500m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 9.500m

Fig G – Swept Path Phoenix 2 Duo Refuse Vehicle