



APPENDIX G:

WASTE MANAGEMENT
STRATEGY



St. Michaels Propco Ltd

ST MICHAEL'S, JACKSON'S ROW

Waste Management Strategy





St. Michaels Propco Ltd

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Waste Management Strategy

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. WSP have been commissioned by St.Michaels Prop Co. Ltd (the 'Applicants') to update the existing and approved Waste Management Strategy for St.Michael's, Jackson's Row (hereafter referred to as 'the Proposed Development').
- 1.1.2. This Waste Management Strategy considers the potential impacts that may arise from waste generated during the operational phase of the Proposed Development, with the overall aim of developing a strategy for legislative compliance and good practice in the separation, storage and collection of waste arising.

1.2 PROJECT DESCRIPTION

- 1.2.1. The proposed design incorporates changes concerning the refinement and evolution of the consented design in response to concerns of environmental, practical, and cultural changes that have occurred through the course of the project.
- 1.2.2. This page highlights the key changes that mark the difference between what is consented and what is being proposed, while the following pages provide more description for each selected reference.
 - The addition of 2 storeys of residential apartments, increasing the height of the tower by 7m
 - Reconfiguration of ground floor, basement level 01 to accommodate the changes in cycle and residential bin provision.
 - Amendment of Basement Level 02 internal layout as part of detailed design.
 - Amendment of Level 06 internal layout as part of detailed design.

1.3 REPORT STRUCTURE

- 1.3.1. This report is set out in the following format:
 - **Section 1: Introduction**
 - **Section 2: Management of Operational Waste – Residential (Block A)** – provides an estimate of waste arising and outlines the plan which will be adopted to manage residential wastes once operational.
 - **Section 3: Management of Operational Waste – Commercial (Block A)** – provides an estimate of waste arising and outlines the plan which will be adopted to manage commercial wastes generated within Block A once operational.
 - **Section 4: Management of Operational Waste – Commercial (Block B)** – provides an estimate of waste arising and outlines the plan which will be adopted to manage commercial wastes generated within Block B once operational.
 - **Section 5: Summary & Conclusions**

2 MANAGEMENT OF OPERATIONAL WASTE – RESIDENTIAL (BLOCK A)

2.1 INTRODUCTION

2.1.1. This section details the strategy which will be adopted to manage the waste arising from the residential dwellings once operational.

2.2 WASTE GENERATION MODEL

2.2.1. To maintain consistency with the Approved Development and subsequent amendments, estimated residential waste volumes have been quantified based on waste generation metrics for waste arisings obtained from Manchester City Council's (MCC) GD04 *Waste Storage and Collection Guidance for New Developments guidance document Version 2.00* ('the Guidance').

2.2.2. The metrics used to quantify the estimated total residential waste arising are detailed in **Table 2-1**.

Table 2-1: MCC's Waste Metrics

Waste Stream	Metric (Litres)	Collection Frequency
Refuse	110 litres per unit	Weekly
Pulpable Recycling	55 litres per unit	Fortnightly
Dry Mixed Recycling (DMR)	55 litres per unit	Fortnightly
Organic Waste	5 litres per unit	Weekly

2.2.3. **Table 2-2** provides a summary of the accommodation schedule for the Proposed Development.

Table 2-2: Summary of Accommodation Schedule

Description	Dwellings (No.)
Residential	229

2.2.4. **Table 2-3** outlines the total estimated residential waste arising, based on MCC's waste metrics in **Table 2-1** and the accommodation schedule summarised in **Table 2-2**.

Table 2-3: Estimated Waste Arisings

Description	Number of Dwellings	Waste Type	Waste Generation (Litres)
Residential	229	Refuse	25,190
		Pulpable Recycling	12,595
		DMR	12,595
		Organic Waste	1,145
Total	229	-	51,525

2.3 PROPOSED WASTE MANAGEMENT STRATEGY

- 2.3.1. The proposed residential waste management strategy has been prepared to provide a high-quality service to the tenants, whilst also complying with the Guidance.
- 2.3.2. The residential waste strategy has been split into the following sections:
- Individual Residential Dwellings (**Section 2.4**); and
 - Proposed Building Waste Strategy (**Section 2.5**).

2.4 INDIVIDUAL RESIDENTIAL DWELLINGS

- 2.4.1. Each residential dwelling will be provided with a segregated waste bin, which will be fixed into an appropriate kitchen unit.
- 2.4.2. **Figure 2-1** shows an example of a commercially available segregated kitchen bin.

Figure 2-1: Example of Segregated Kitchen Bin Unit¹



¹ Hafele: <https://www.hafele.co.uk/en/product/pull-out-waste-bin-vs-envi-space-xx-pro-bin-515-600mm-1va/50317304/?MasterSKU=0000002f0000ea0f00030023>

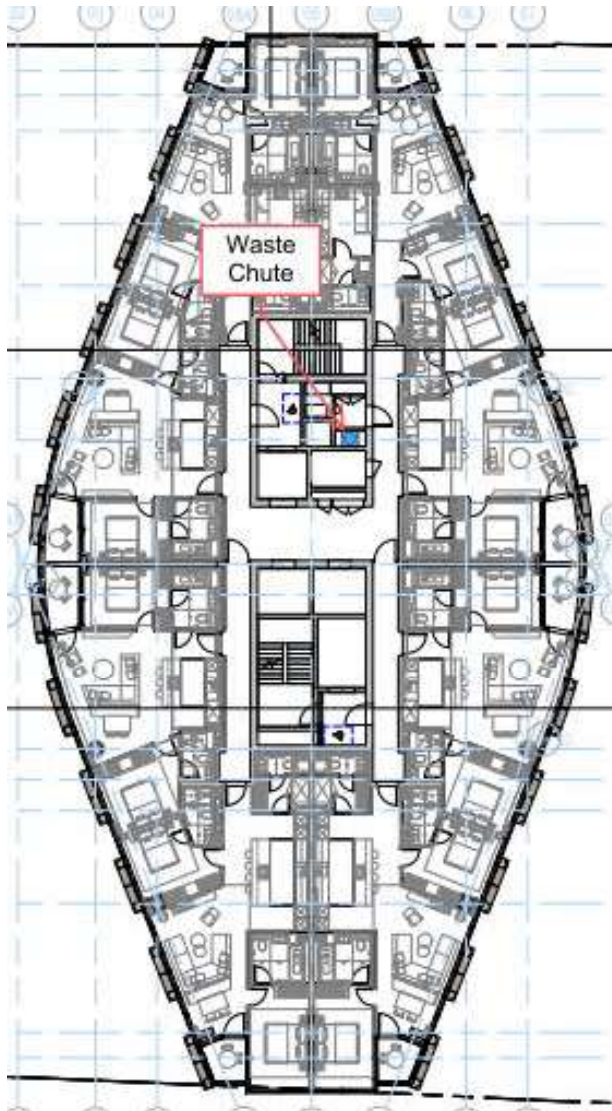
- 2.4.3. The segregated waste bin shown in **Figure 2-1** includes the following bin capacities:
- Refuse – 35 litres;
 - Pulpable Paper – 35 litres; and
 - Dry Mixed Recyclables – 21 litres.
- 2.4.4. The proposed segregated waste bin will be fitted into a single kitchen unit with a minimum width of 600mm.
- 2.4.5. In addition, a 23-litre food caddy will be provided for organic waste.

2.5 PROPOSED BUILDING WASTE STRATEGY

- 2.5.1. This section outlines the waste management strategy for the residential dwellings within the Proposed Development.
- 2.5.2. It is proposed that a waste chute will be provided within the residential service core. The waste chute will incorporate a tri-separator to segregate refuse, pulpable recycling and food waste; the proposed system will provide waste chute hoppers on each residential floor. The waste chute will be positioned to ensure that the maximum horizontal distance from residents' apartment front doors to the waste chute hopper is no more than 30m, as required by the Guidance.
- 2.5.3. In addition to the chute, 50 litre bins will be located in the waste chute hopper rooms on each residential floor to collect Dry Mixed Recyclables (DMR). The on-site Facilities Management (FM) team will be responsible for regularly monitoring and emptying these bins and transferring them to the main waste store in the basement via the lifts.
- 2.5.4. Suitable signage, compliant with the Guidance, will be provided within the waste chute hopper rooms above the loading hoppers on each floor, to provide guidance on which materials can be recycled.

The location of the waste chutes are shown in **Figure 2-2**. The waste chutes are located in the same location on all residential floors.

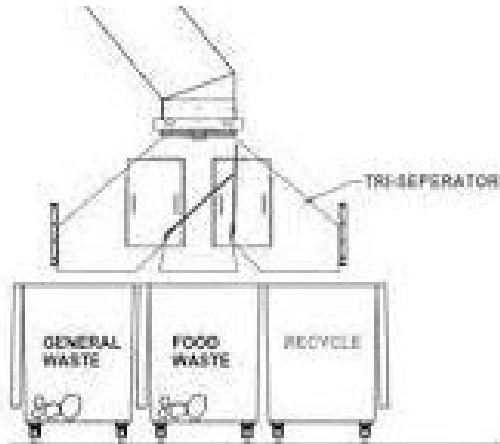
Figure 2-2: Waste Chute Location



Source: Hodder+Partners, Tower GA Plan – Residential, Drawing Number: HOD-S73-116, Rev P02

- 2.5.5. The waste chute hopper rooms will be designed to the standards outlined in BS5906:2005 Waste management in buildings – Code of practice (*hereafter known as BS5906:2005*). In summary, the facilities should include the following:
- All surfaces sealed with a suitable wash proof finish (vinyl, tiles etc.);
 - All surfaces easy to clean; and
 - Suitable lighting and ventilation.
- 2.5.6. The proposed chute system will comprise a 600mm diameter stainless steel chute which incorporates a 'tri-separator' system similar to those provided by Hardall International. The proposed chute system will include a one-hour fire resistant hopper door on each residential floor, a fire shutter with a fusible link at basement level and an automatic self-cleaning system.
- 2.5.7. **Figure 2-3** shows a schematic layout of a waste chute system with a tri-separator.

Figure 2-3: Waste chute schematic (tri-separator)



2.5.8. The waste chute will discharge into the main waste store at basement level.

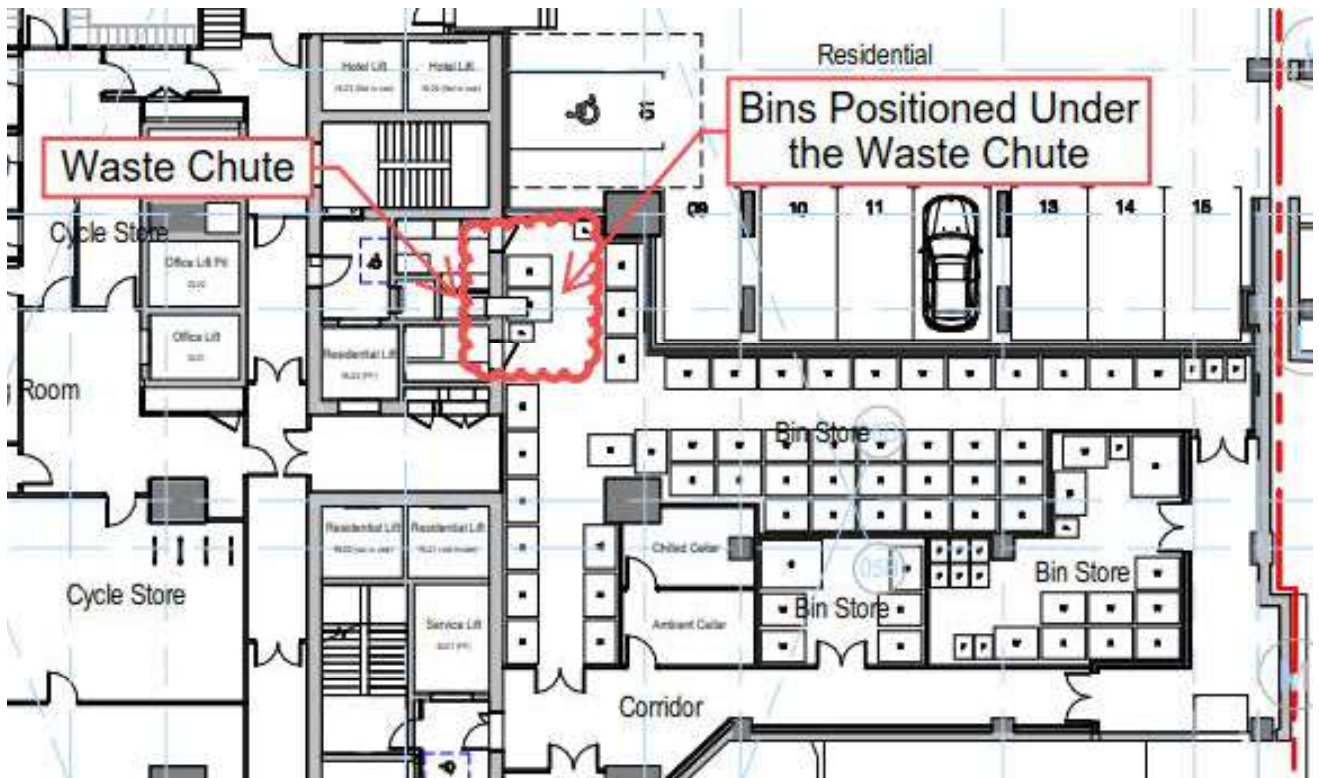
2.5.9. **Table 2-4** summarises the number of bins that will be provided under the waste chute outlets in the main waste store.

Table 2-4: Waste Chute Bin Requirements

1,100 Litre Refuse Bin (No.)	1,100 Litre DMR Bin (No.)	240 Litre Organic Waste Bin (No.)
1	1	1

2.5.10. **Figure 2-4** below shows the location of the waste chute within the main waste store.

Figure 2-4: Waste Chute Location (Basement Level)



Source: Hodder+Partners, Basement B1 Plan, Drawing Number: HOD-S73-102, Rev P02

2.5.11. Based on the estimated levels of waste generation detailed in **Table 2-3**, **Table 2-5** summarises the types and total number of bins that will be provided in the main waste store.

Table 2-5: Main Waste Store Bin Requirements

Description	1,100 Litre Refuse Bin (No.)	1,100 Litre DMR Bin (No.)	1,100 Litre Pulpable Recycling Bin (No.)	240 Litre Organic Waste Bin (No.)
Main Waste Store	23	12	12	5

2.5.12. Dimensions of the bins are provided in **Table 2-6**.

Table 2-6: Bin Dimensions

Description	Width (mm)	Depth (mm)	Height (mm)
1,100 Litre Bin	1,375	990	1,370
240 Litre Bin	580	740	1,100

2.5.13. The main waste store will provide sufficient space to accommodate the volume of waste arising from the residential units.

- 2.5.14. MCC's Waste Storage and Collection Guidance for New Developments (Version: 6.00) includes a requirement for 0.43 sqm of space per apartment for the calculation of communal waste storage. For consistency with the Approved Waste Management Strategy, Version: 2.00 of the guidance has been used for the development of this Waste Management Strategy.
- 2.5.15. To confirm, the main waste store has a floor area of approximately 136sqm, which exceeds the Version 6.00 requirement ($229 \times 0.43 \text{ sqm} = 98.47\text{sqm}$).
- 2.5.16. **Figure 2-5** shows the location and layout of the main waste store.

Figure 2-5: Main Residential Waste Store

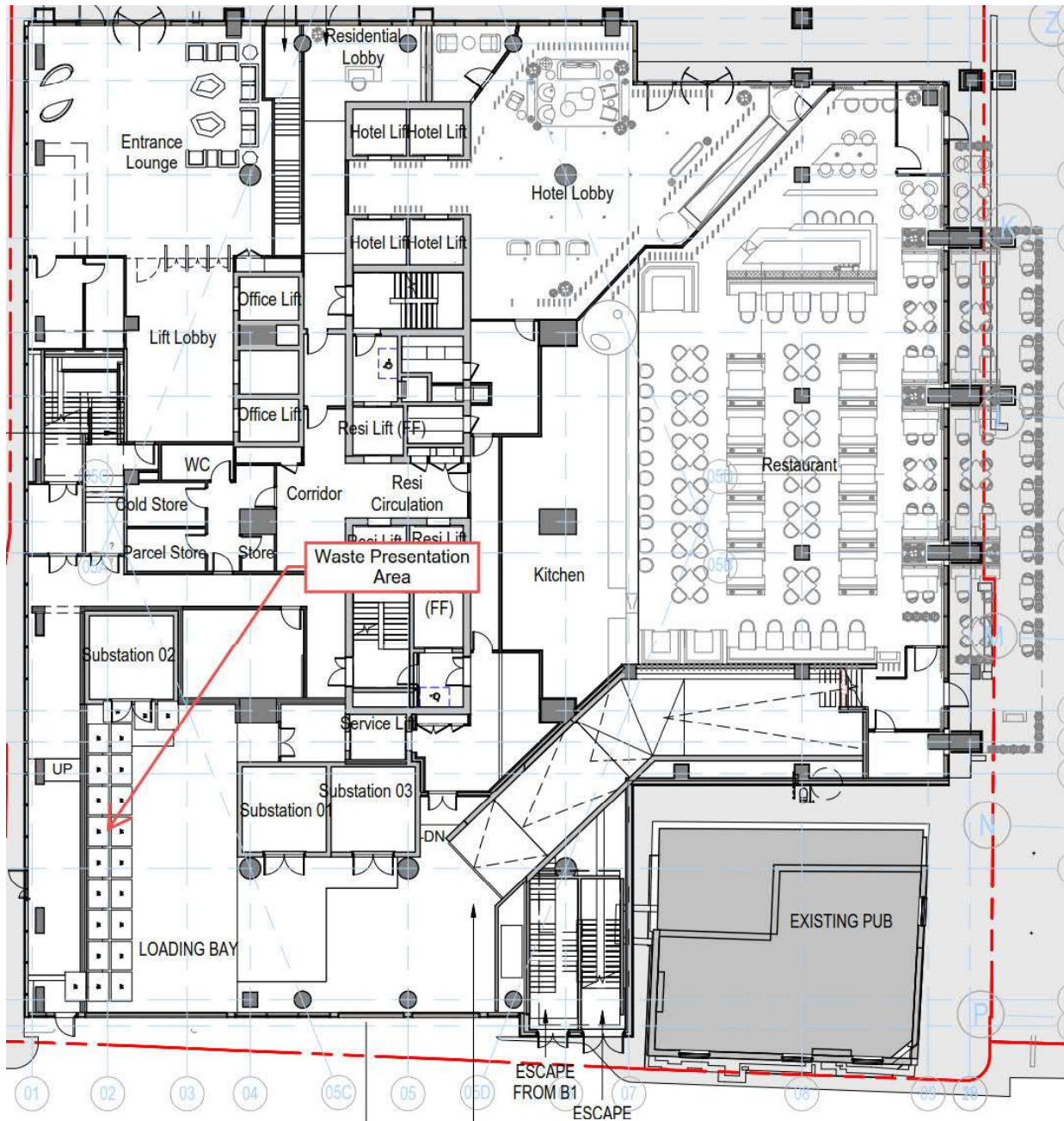


Source: Hodder+Partners, Basement B1 Plan, Drawing Number: HOD-S73-102, Rev P02

- 2.5.17. The main waste store should be designed to BS5906:2005 standards. In summary, the facilities should include the following:
- A suitable water point in close proximity to allow washing down;
 - All surfaces sealed with a suitable wash proof finish (vinyl, tiles etc.);
 - All surfaces easy to clean;
 - Suitable floor drain; and
 - Suitable lighting and ventilation.

- 2.5.18. The waste chute room and the main waste store will be managed by the on-site FM team who will be responsible for regularly monitoring them and for exchanging full and empty bins as required.
- 2.5.19. As the main waste store is located at basement level, the FM team will transport the relevant bins to the waste presentation area located at ground floor level within the loading bay on Bootle Street via the car park ramp using a suitable electrical tug.
- 2.5.20. **Figure 2-6** shows the location of the waste presentation area.

Figure 2-6: Location of Waste Presentation Area

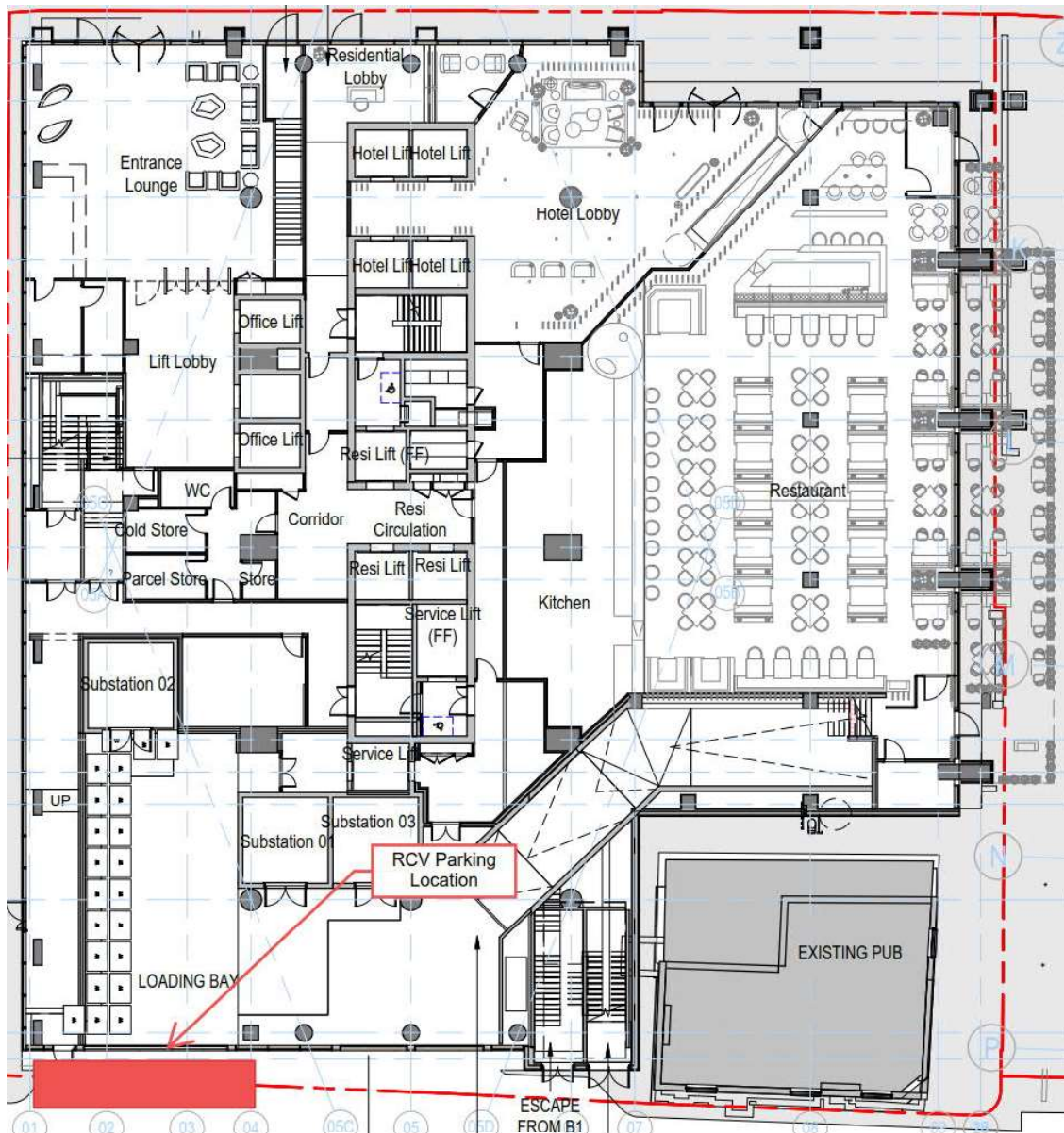


Source: Hodder+Partners, Ground Floor GA Plan, Drawing Number: HOD-S73-103, Rev P02

- 2.5.21. Due to the large number of bins requiring collection, it is assumed that refuse will be collected on a different day to DMR, pulpal recycling and organic wastes.

- 2.5.22. As both commercial and residential wastes will be collected from the waste presentation area, the FM team will ensure that bins containing commercial and residential wastes are not presented at the same time – i.e. a strict management system will be in place to ensure that collections of commercial and residential wastes do not take place at the same time.
- 2.5.23. It is proposed that MCC's waste collection contractor will collect the waste from the waste presentation area located within the loading bay on Bootle Street.
- 2.5.24. The location of where the Refuse Collection Vehicle (RCV) will temporarily park adjacent to the loading bay is shown in **Figure 2-7**.

Figure 2-7: RCV Parking Location



Source: Hodder+Partners, Ground Floor GA Plan, Drawing Number: HOD-S73-103, Rev P02

- 2.5.25. Once the bins have been emptied, the FM team will be returned to the main waste store.

2.6 BULKY WASTE

- 2.6.1. Space will be provided for the storage of bulky waste. This sizing and location of this space will be determined post planning and expected to be conditioned as part of the planning approval process.
- 2.6.2. The on-site FM team will assist the residents with moving their bulky waste from their dwellings to the bulky waste store, following proof of arranging a collection with MCC. It should be noted that residents can have one free collection of up to three items a year. However, removal of additional items is a paid service.
- 2.6.3. When sufficient bulky waste has accumulated in the bulky waste store, the on-site FM team will arrange collection through MCC or another licenced waste management contractor.

3 MANAGEMENT OF OPERATIONAL WASTE – COMMERCIAL (BLOCK A)

3.1 INTRODUCTION

- 3.1.1. This chapter outlines the strategy that will be adopted to manage the waste arisings from the commercial areas within the Proposed Development once operational.
- 3.1.2. It should be noted that the existing Sir Ralph Abercromby pub has not been included in the waste model as it has been assumed that waste generation will remain the same and its current waste storage and collection arrangements will not change.

3.2 WASTE GENERATION MODEL

- 3.2.1. **Table 3-1** details the commercial areas within the Proposed Development (Building A).

Table 3-1: Commercial Areas

Use	Area (Sqm)	Rooms (No.)
Hotel	n/a	162
Office	10,227	n/a

- 3.2.2. Estimated waste generation levels have been based on the following metrics (**Table 3-2**).

Table 3-2: Commercial Waste Generation Metrics

Use	Waste	Source
4/5 Star Hotel	Volume per Bedroom [350 Litres] x Number of Bedrooms	British Standard BS5906:2005 Waste management in buildings – Code of practice.
Office	2,600 Litres per 1,000m ² gross floor area.	The Guidance

- 3.2.3. Based on the use classes and areas details in **Table 3-1** above and the waste generation metrics detailed in **Table 3-2**, **Table 3-3** summarises the estimated weekly waste generation levels for the Proposed Development.

Table 3-3: Estimated Weekly Waste Generation

Use Type	Total Waste Generation per Week	Waste Stream*	Total Waste (Litres/Week)
Hotel	56,700	Refuse	28,350*
		Recycling	28,350*
		Glass	3,402*
		Food Waste	3,969*
Office	26,590	Refuse	13,295**
		Recycling	13,295**
		Glass	n/a
		Food Waste	n/a
TOTAL (Litres/Week)	83,290		90,661
<p>* Based on the same assumptions as the original planning application - 50% Refuse and 50% Recycling with an extra over allowance of 7% food waste and 6% glass.</p> <p>** Based on the same assumptions as the original planning application - 50% Refuse and 50% Recycling</p>			

3.3 COMMERCIAL WASTE MANAGEMENT STRATEGY (PLOT A)

- 3.3.1. The commercial occupier(s) will be required to provide interim waste stores within their premises as part of their fit-out.
- 3.3.2. The individual commercial occupiers' interim waste stores should have sufficient capacity to allow refuse and recycling to be segregated. The size / capacity of the waste store(s) should be sufficient to accommodate the volumes of waste generated by the occupiers' business activities and the frequency that they will transfer their waste to their main commercial waste stores located at basement level 1.
- 3.3.3. Based on the estimated waste generation levels in **Table 3-3**, **Table 3-4** summarises the number and types of bins required within each of the commercial waste storage areas based on a **daily waste collection frequency**.

Table 3-4: Number and Types of Bins

Waste Stream	Volume (Litres) *	Collection Frequency	Type of Bin	Quantity (No.)
HOTEL				
Refuse	8,100	Daily	1,100 litre Eurobin	3**
Recycling	8,100		1,100 litre Eurobin	8
Glass	972		240 litre wheeled bin	5
Food Waste	1,134		240 litre wheeled bin	5
OFFICE				
Refuse	3,799	Daily	1,100 litre Eurobin	2**
Recycling	3,799		1,100 litre Eurobin	4
Glass	n/a		240 litre wheeled bin	n/a
Food Waste	n/a		240 litre wheeled bin	n/a
* Based on the provision of two days waste storage capacity.				
** Refer to Table 3-5 .				

- 3.3.4. Due to the large number of bins that will need to be presented for collection on a daily basis, the bins containing refuse will be compacted using a bin compactor.
- 3.3.5. An example of a suitable bin compactor is shown in **Figure 3-1**.

Figure 3-1: Example Bin Compactor²



3.3.6. Based on a compaction ratio of 3:1, **Table 3-5** details the number and types of bins that will be provided to store refuse.

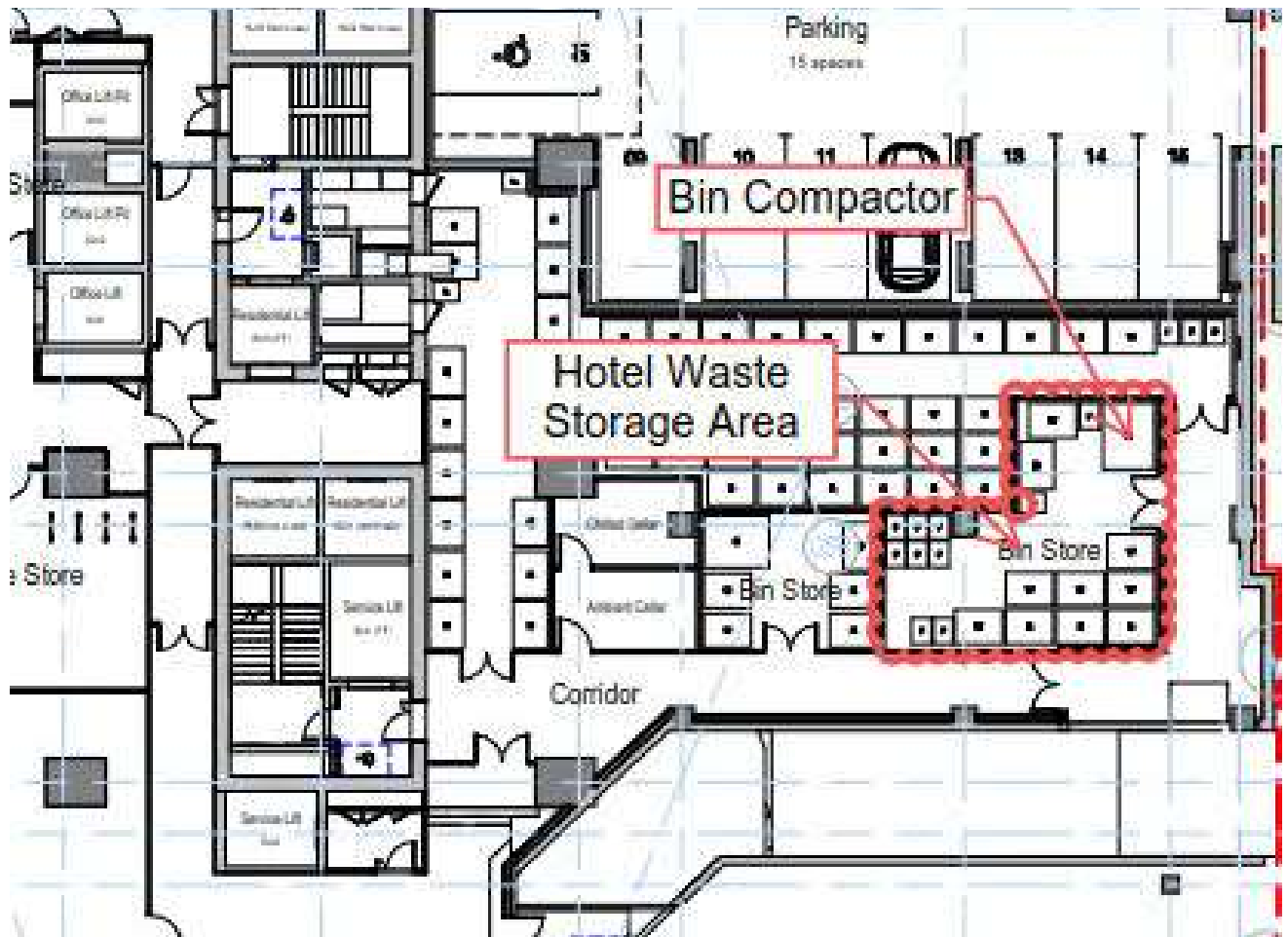
Table 3-5: Refuse Bin Requirements (Compaction)

Source	Uncompacted Volume (Litres)	Compaction Ratio	Compacted Volume (Litres)	Bin Type	Quantity (No.)
4/5 Star Hotel	8,100	3:1	2,700	1,100 Litre Eurobin	3
Office	3,799		1,266		2

3.3.7. The location of the hotel waste storage area is shown in **Figure 3-2**.

² Bergmann: <https://www.bergmandirect.co.uk/rotary-balers-and-waste-compactors>

Figure 3-2: Hotel Waste Storage Area Location

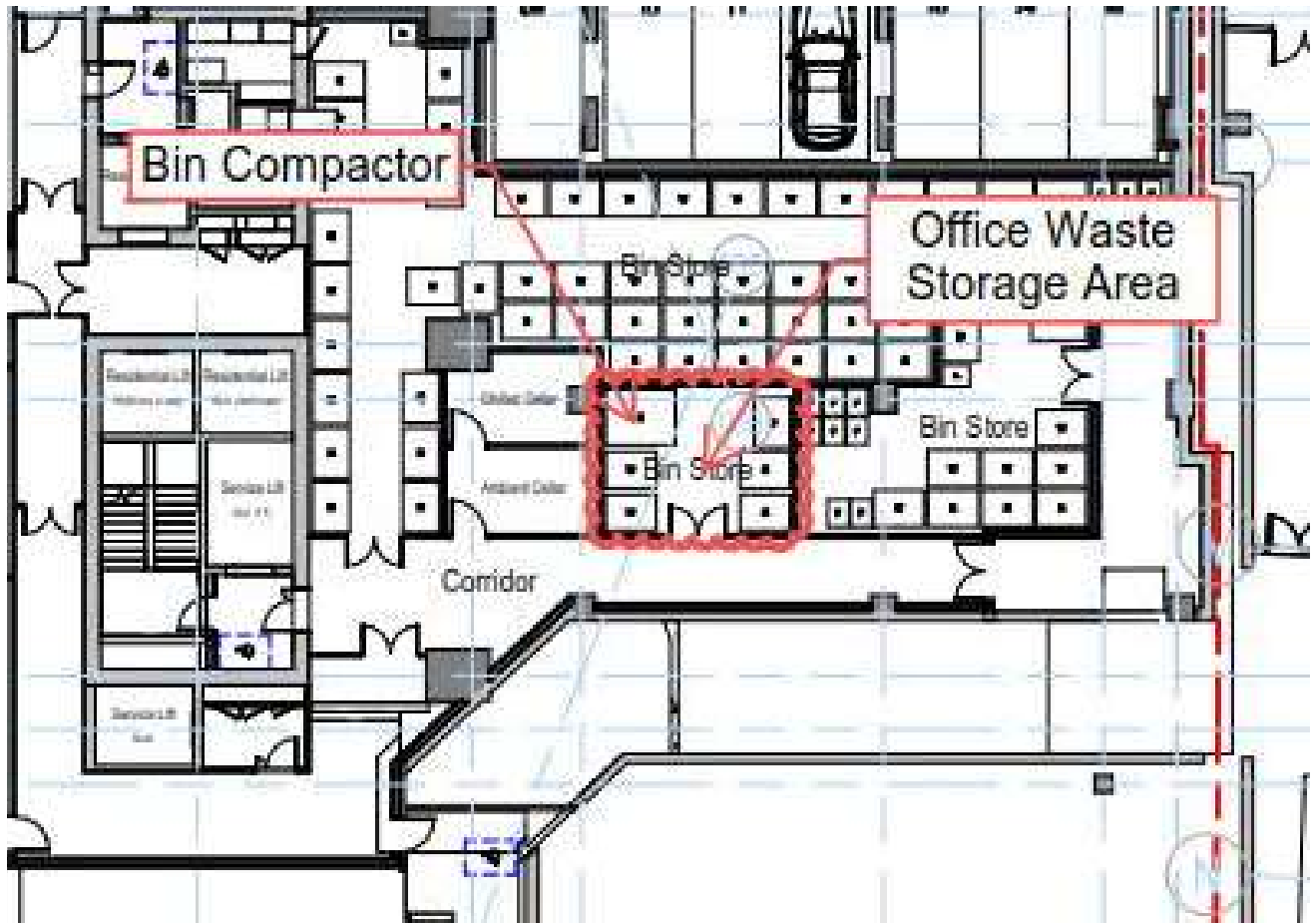


Source: Hodder+Partners, Basement B1 Plan, Drawing Number: HOD-S73-102, Rev P02

NOTE: The waste store layout assumes that one of the 1,100 litre Eurobins provided to store refuse is located within the bin compactor.

3.3.8. The location of the office waste storage area is shown in **Figure 3-3**.

Figure 3-3: Office Waste Storage Area Location

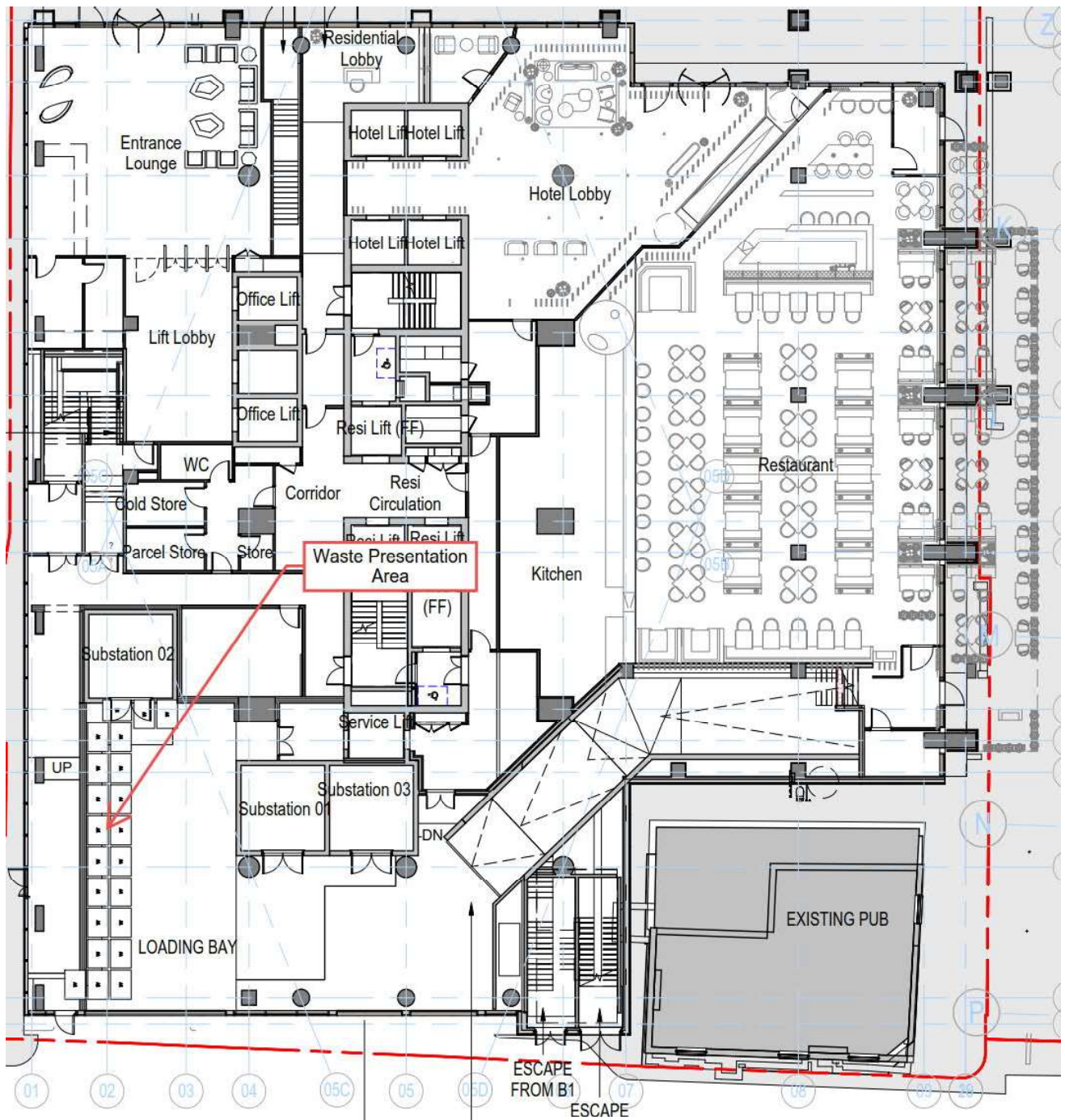


Source: Hodder+Partners, Basement B1 Plan, Drawing Number: HOD-S73-102, Rev P02

NOTE: The waste store layout assumes that one of the 1,100 litre Eurobins provided to store refuse is located within the bin compactor.

- 3.3.9. The commercial waste storage areas will be designed in accordance with BS5906:2005.
- 3.3.10. It is proposed that the wastes from the hotel and offices are managed by the on-site FM team who will transport the bins from both waste storage areas via the car park ramp to the waste presentation area located in the loading bay on Bootle Street at ground floor level.
- 3.3.11. The location and layout of the waste presentation area is shown in **Figure 3-4**.

Figure 3-4: Waste Presentation Area

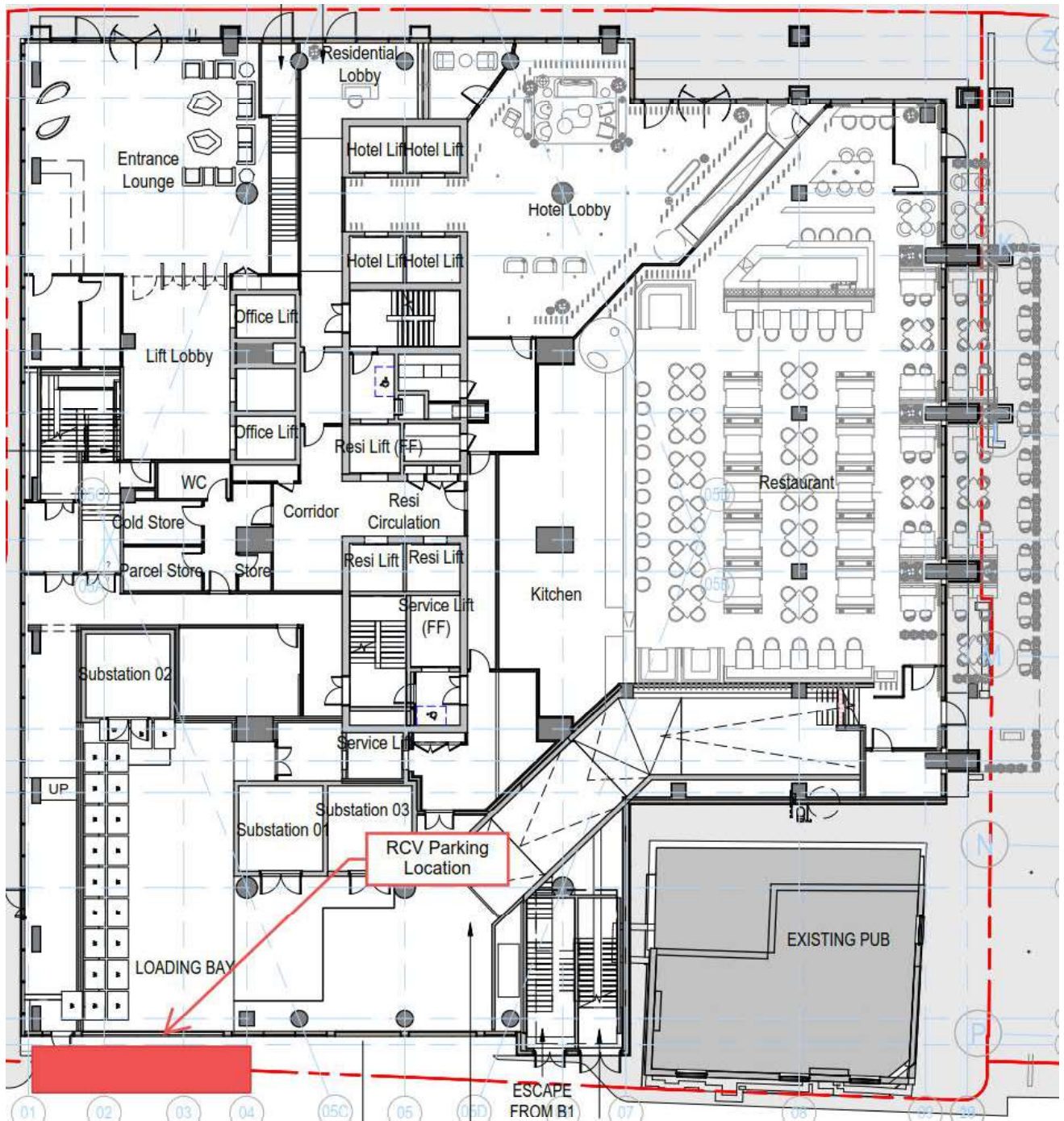


Source: Hodder+Partners, Ground Floor GA Plan, Drawing Number: HOD-S73-103, Rev P02

- 3.3.12. As both commercial and residential wastes will be collected from the waste presentation area, the FM team will ensure that bins containing commercial and residential wastes are not presented at the same time – i.e. a strict management system will be in place to ensure that collections of commercial and residential wastes do not take place at the same time.
- 3.3.13. The appointed commercial waste contractor will park their RCV immediately outside of the loading bay on Bootle Street and will collect the bins directly from the presentation area. The commercial waste bins will not be presented on-street for collection.

3.3.14. The location of the RCV parking area is shown in **Figure 3-5**.

Figure 3-5: RCV Parking Location



Source: Hodder+Partners, Ground Floor GA Plan, Drawing Number: HOD-S73-103, Rev P02

3.3.15. Once the bins have been emptied, the FM team will return them to the appropriate waste storage area.

4 MANAGEMENT OF OPERATIONAL WASTE – COMMERCIAL (BLOCK B)

4.1 INTRODUCTION

- 4.1.1. This section details the strategy which will be adopted to manage the waste arising from the commercial floor areas in Block B once operational.

4.2 WASTE GENERATION MODELLING

- 4.2.1. **Table 4-1** summarises the assumed uses and the areas of each of the commercial spaces within Block B.

Table 4-1: Commercial Areas

Use	Area (Sqm)
Office	22,729
Retail / Food and Drink Units Ground Floor	857
Roof Terrace Retail/ Food and Drink	450

- 4.2.2. Estimated waste generation levels have been based on the following metrics (**Table 4-2**).

Table 4-2: Commercial Waste Generation Metrics

Use	Waste	Source
Office	2,600 Litres per 1,000m ² Gross Floor Area	The Guidance
Retail / Food and Drink Units Ground Floor	1,500 Litres per 20 Cover	
Roof Terrace Retail/ Food and Drink	1,500 Litres per 20 Cover	

- 4.2.3. Based on the use classes and areas details in **Table 4-1** above and the waste generation metrics detailed in **Table 4-2**, **Table 4-3** summarises the estimated weekly waste generation levels for the Proposed Development.

Table 4-3: Estimated Weekly Waste Generation

Use Type	Total Waste Generation per Week	Waste Stream	Total Waste (Litres/Week)
Office	59,095	Refuse*	29,548
		Recycling*	29,548
		Glass*	n/a
		Food Waste*	n/a
Retail / Food and Drink Units Ground Floor	10,712	Refuse**	5,356
		Recycling**	5,356
		Glass**	643
		Food Waste**	750
Roof Terrace Retail/ Food and Drink	5,625	Refuse**	2,813
		Recycling**	2,813
		Glass**	338
		Food Waste**	394
TOTAL (Litres/Week)	75,432		77,559
<p>* Based on the same assumptions of the original planning application - 50% Refuse and 50% Recycling;</p> <p>** Based on the same assumptions of the original planning application - 50% Refuse and 50% Recycling with an extra over allowance of 7% food waste and 6% glass; and Based on one cover per 6m².</p>			

4.3 COMMERCIAL WASTE MANAGEMENT STRATEGY (PLOT B)

- 4.3.1. The commercial occupier(s) will be required to provide interim waste stores within their premises as part of their fit-out.
- 4.3.2. The individual commercial occupiers' interim waste stores should have sufficient capacity to allow refuse and recycling to be segregated. The size / capacity of the waste store(s) should be sufficient to accommodate the volumes of waste generated by the occupiers' business activities and the frequency that they will transfer their waste to the communal main commercial waste store located at basement level 1.
- 4.3.3. Based on the estimated waste generation levels in **Table 4-3**, **Table 4-4** summarises the number and types of bins required within each of the commercial waste storage area to store based on a

collection frequency of **every other day for refuse and recyclables, and twice weekly for food waste and glass.**

Table 4-4: Number and Types of Bins

Waste Stream	Volume (Litres)	Collection Frequency	Type of Bin	Quantity (No.)
Refuse	37,717	Every Other Day*	1,100 litre Eurobin	15***
Recycling	37,717		1,100 litre Eurobin	15
Glass	981	Twice Weekly**	240 litre wheeled bin	3
Food Waste	1,144		240 litre wheeled bin	3
* Based on the provision of three days waste storage capacity.				
** Based on the provision of four days waste storage capacity.				
*** Refer to Table 4-5 .				

4.3.4. Due to the large number of bins that will need to be presented for collection, the bins containing refuse will be compacted using a bin compactor.

4.3.5. An example of a suitable bin compactor is shown in **Figure 3-1**.

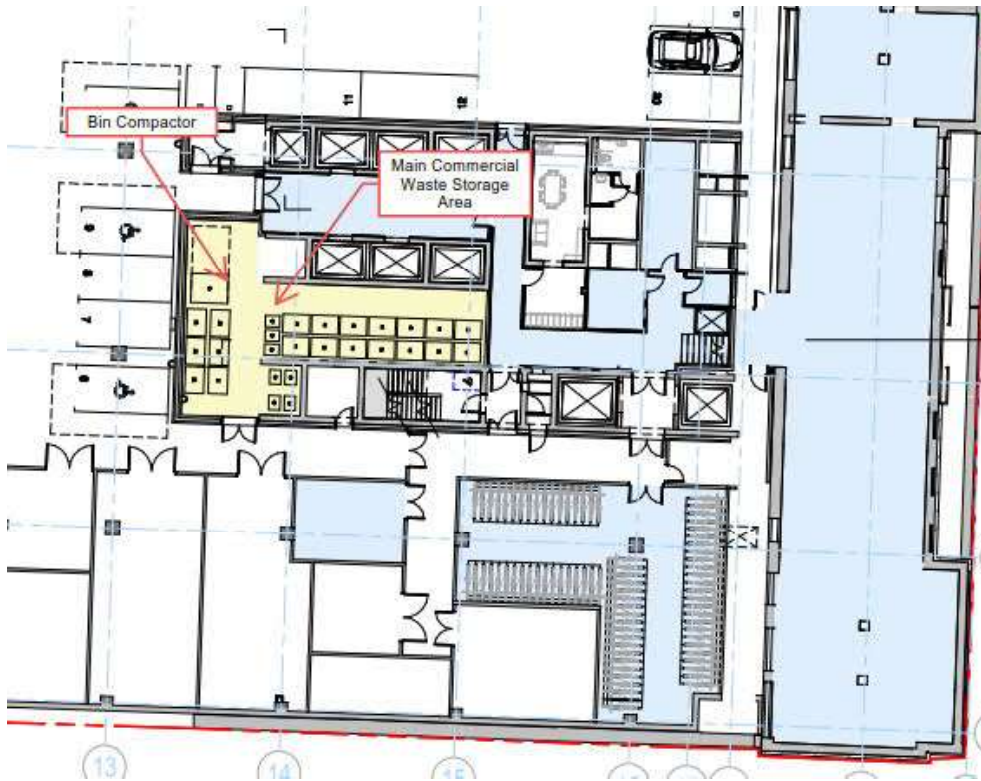
4.3.6. Based on a compaction ratio of 3:1, **Table 4-5** details the number and types of bins that will be provided to store refuse.

Table 4-5: Refuse Bin Requirements (Compaction)

Uncompacted Volume (Litres)	Compaction Ratio	Compacted Volume (Litres)	Bin Type	Quantity (No.)
16,164	3:1	5,388	1,100 Litre Eurobin	5

4.3.7. The location of the communal main waste storage area is shown in **Figure 4-1**.

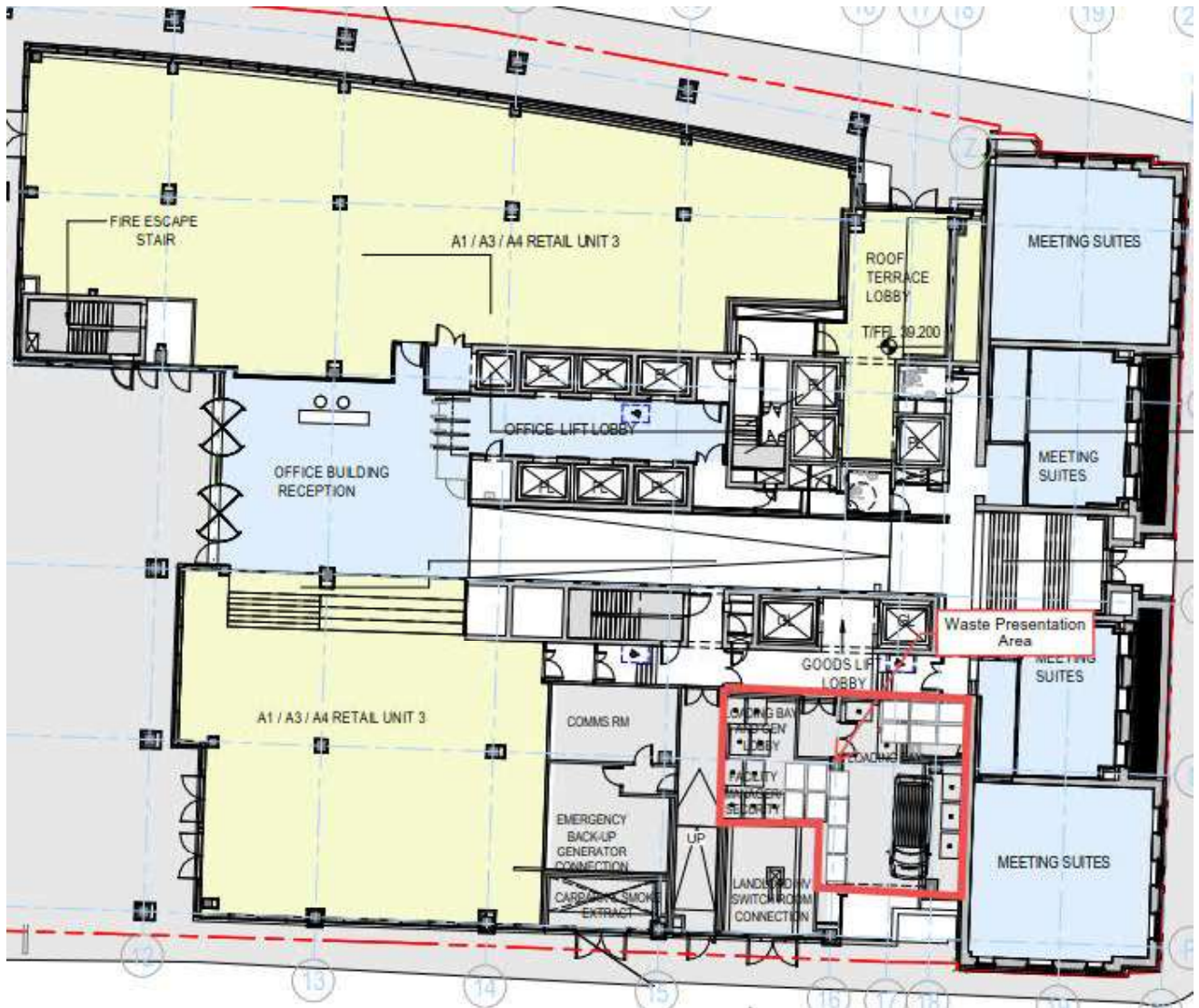
Figure 4-1: Communal Main Waste Storage Area Location (Block B)



Source: Hodder+Partners, Basement B1 Plan, Drawing Number: S73-120, Rev P01

- 4.3.8. The commercial waste storage areas will be designed in accordance with BS5906:2005.
- 4.3.9. It is proposed that the wastes from the communal main waste storage area are managed by the on-site FM team who will transport the bins via the goods lifts to the waste presentation area located in the loading bay on Bootle Street at ground floor level.
- 4.3.10. It is proposed that the bins containing refuse and recycling will be collected on different days of the week to those containing glass and food waste.
- 4.3.11. The location and layout of the waste presentation area showing the bins containing refuse and recycling is shown in **Figure 4-2**.

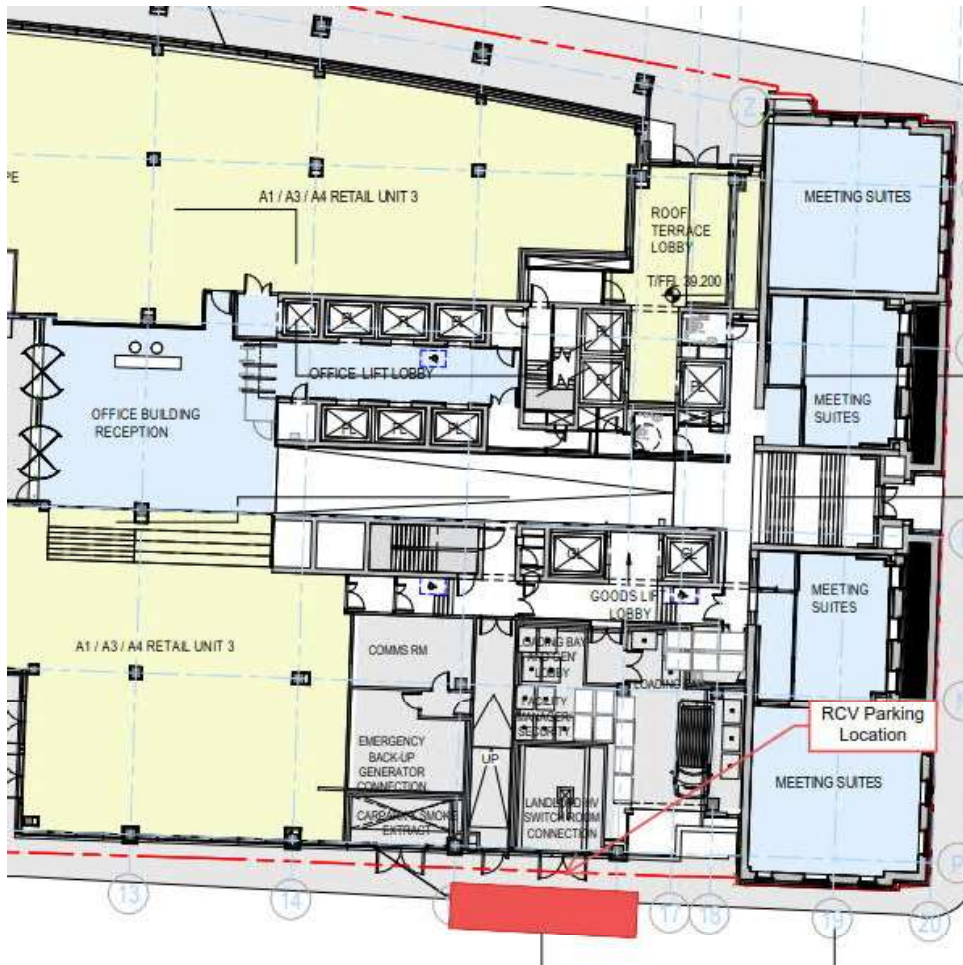
Figure 4-2: Waste Presentation Area



Source: Hodder+Partners, Ground Floor GA Plan, Drawing Number: S73-121, Rev P01

- 4.3.12. The appointed commercial waste contractor will park their RCV immediately outside of the loading bay and will collect the bins directly from the presentation area. The commercial waste bins will not be presented on-street for collection.
- 4.3.13. The location of the RCV parking area is shown in **Figure 4-3**.

Figure 4-3: RCV Parking Location



Source: Hodder+Partners, Ground Floor GA Plan, Drawing Number: S73-121, Rev P01

- 4.3.14. Once the bins have been emptied, the FM team will return them to the appropriate waste storage area.

5 SUMMARY AND CONCLUSIONS

5.1 SUMMARY

RESIDENTIAL WASTE

- 5.1.1. Each residential dwelling will incorporate sufficient internal waste storage containers to promote the separation of recycling at source.
- 5.1.2. Bin numbers have been quantified using residential waste generation metrics detailed within the Guidance.
- 5.1.3. A waste chute system incorporating a tri-separator at its based will be deployed in the Proposed Development. Refuse, pulpable recycling and organic waste will be managed via the waste chute. Dry Mixed Recycling (DMR) will be deposited into 50 litre bins located within the waste chute hopper rooms which will be transferred to the main waste store in the basement by the on-site Facilities Management (FM) team. The waste chute will discharge into the main waste store at basement level.
- 5.1.4. The on-site FM team will be responsible for managing the waste chute hopper rooms and the main waste store.
- 5.1.5. On collection days, the FM team will transport the relevant bins from the main waste store to the waste presentation area at ground floor level.
- 5.1.6. MCC's waste collection contractor will collect the waste from the waste presentation area.
- 5.1.7. Once the bins have been emptied the FM team will return them to the main waste store.

COMMERCIAL WASTE

- 5.1.8. Each tenant will be responsible for designing and providing sufficient internal waste storage space as part of their fit-out. This will be the first point of waste disposal for waste generated within the units.
- 5.1.9. The commercial tenants' staff or their FM team will be responsible for transporting waste from their respective tenanted areas to the appropriate commercial waste store.
- 5.1.10. The FM team will be responsible for managing all of the commercial waste stores. This includes transporting bins from each commercial waste storage area to the nominated waste presentation area at ground floor level prior to collection.
- 5.1.11. The appointed commercial waste management contractor will collect the waste from the waste presentation area.
- 5.1.12. Once the bins have been emptied the FM team will return them to the main waste store.

5.2 CONCLUSION

- 5.2.1. This Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through recycling of materials from the operational phase.
- 5.2.2. The Proposed Development meets the requirements of relevant waste policy and follows applicable guidance.



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