



Proposed Residential Development

Victoria Mill, Miles Platting

Waste Management Strategy

Prepared for



V I R T U
H O M E S
Virtu Homes

October 2023
3588-01-WMS-01



Document Control

Revision	Date	Prepared By	Reviewed / Approved By
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1.0 INTRODUCTION

1.1 Background

- 1.1.1 Axis has been appointed on behalf of Virtu Homes to provide traffic and transportation advice in relation to the proposed conversion of part of Victoria Mill for 7 residential apartments.

1.2 Purpose of this Report

- 1.2.1 This Waste Management Strategy (WMS) has been prepared in order to consider the proposed strategy for the storage, handling and collection of waste from the site, once operational. It sets out how the waste arising from the proposed development will be managed in a safe and sustainable manner in accordance with key waste legislation and national and local waste policy.

1.3 Structure of This Report

- 1.3.1 Following this introduction, Chapter 2 sets out the national and local waste policy and guidance which is relevant to the proposed development.
- 1.3.2 Chapter 3 outlines the intentions of the applicant in terms of the management, storage and collection of waste that would be generated by the proposed development.
- 1.3.3 Chapter 4 summarises and concludes the report.



2.0 WASTE POLICY AND GUIDANCE CONTEXT

2.1 Introduction

2.1.1 When developing refuse strategies, it is important to be cognisant of relevant national and local waste management policies. As such, this Chapter of the WMS reviews both national and local waste policy and guidance that is relevant to the proposed development, with reference to the following documents:

- i) Waste Management Plan for England (2021);
- ii) National Planning Policy for Waste (2014);
- iii) Waste Management in Buildings – Code of Practice (BS 5906:2005);
- iv) Building Regulations Approved Document H, ‘Drainage & Waste Disposal’; and
- v) Manchester City Council’s Waste Storage and Collection Guidance Note (GD 04).

2.2 National Policy

Waste Management Plan for England (2021)

2.2.1 The Waste Management Plan for England, published in January 2021, is a non-site-specific document which provides an analysis on waste management in England.

2.2.2 The Waste Management Plan for England primarily sets out the Government’s ambition to achieve a more sustainable and efficient approach to the use and management of our waste, highlighting that planning plays a fundamental role in delivering the country’s waste ambitions.

2.2.3 The document states:

“The key is to ensure that the value we extract from resources is not exceeded by the costs of using them, and therefore that we do not produce excessive amounts of waste. It is also important to make sure that waste is optimally managed, so that the costs to society of dealing with waste, including the environmental costs, are minimised”.

National Planning Policy for Waste (2014)

2.2.4 National planning policy on waste is currently set out in the National Planning Policy for Waste (NPPW), published in October 2014, which sets out the detailed waste



policies. The NPPW should be read in conjunction with the National Planning Policy Framework (NPPF), which was most recently revised in July 2021, and the Waste Management Plan for England.

2.2.5 The NPPW states:

“Positive Planning plays a pivotal role in delivering this country’s waste ambitions through:

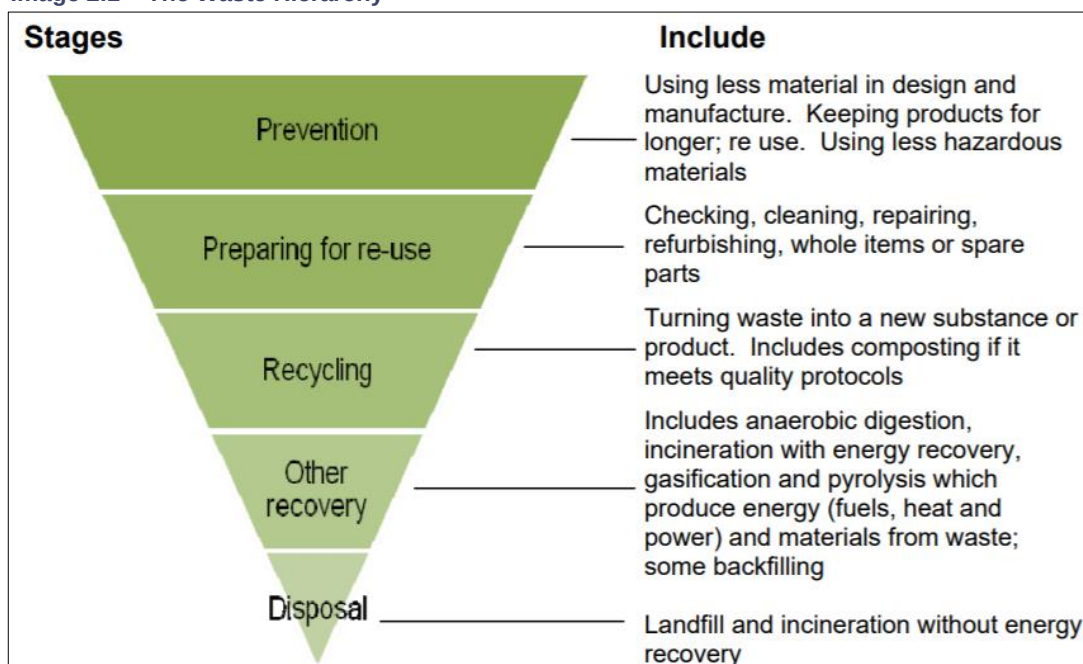
- i) Delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy;*
- ii) Ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities;*
- iii) Providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste;*
- iv) Helping to secure the re-use, recovery, or disposal of waste without endangering human health and without harming the environment; and,*
- v) Ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste”.*

2.2.6 The principal objective of the Waste Hierarchy, as set out in NPPW, is to minimise the environmental costs of waste. At the top of the hierarchy, and the most effective environmental solution, is to reduce the generation of waste (i.e. prevention). Where this is not possible, the key aim is to ensure that waste is managed safely, sustainably, and responsibly.

2.2.7 **Image 2.1** illustrates the waste hierarchy, as set out in Appendix A of the NPPW:-



Image 2.1 – The Waste Hierarchy



Waste Management in Buildings – Code of Practice (BS 5906:2005)

- 2.2.8 To complement the Waste Management Plan for England, a National Code of Practice (BS 5906:2005) document has been developed and this provides useful information relating to waste forecasting and new build developments.

Building Regulations

- 2.2.9 In addition to the above guidance, all new developments must comply with the requirements contained within the Building Regulations Approved Document H entitled 'Drainage & Waste Disposal'. This states that adequate means of storing solid waste should be provided and adequate means of access should be provided for people in the building to the place of storage, and from the place of storage to the waste collection point.

2.3 Local Policy

- 2.3.1 At a more local level, Manchester City Council (MCC) has prepared a Waste Storage and Collection Guidance Note (GD 04 v7.00) which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set out in the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.

2.3.2 The document sets out that new developments should provide safe and convenient facilities for residents to recycle and dispose of their waste. As such, all planning applications for new developments and conversions must include a WMS that includes:-

- i) Estimated storage areas for the waste produced by the development;
- ii) Details of internal and external stores for both waste and recycling, including any plans and designs;
- iii) Location of the proposed collection point and details of the route the collection vehicle will take;
- iv) Details of how waste will be transferred between stores and to the collection location; and
- v) Details of number and capacity of bins proposed and collection frequency.

2.3.3 Furthermore, all planning applications must complete and submit the waste proforma document, as contained in Appendix E of the guidance note (GD 04).

2.4 Compliance with Policy

2.4.1 The waste generated from the proposed development will be managed, wherever possible, in accordance with the Waste Hierarchy to ensure that the WMS supports the principles of sustainability.

2.4.2 The following sections of this report will set out the proposed strategy of waste management in accordance with the policies highlighted above. The completed MCC waste proforma document is also contained within **Appendix A** to the rear of this WMS.



3.0 WASTE MANAGEMENT STRATEGY

3.1 Introduction

- 3.1.1 A key element of national and local policy is to ensure that new developments maximise recycling whilst minimising waste generation. It is important to ensure that developments facilitate high recycling rates by providing convenient, attractive and simple means to achieve the Government's goals.
- 3.1.2 Furthermore, in accordance with Section 34 of the Environmental Protection Act 1990, the applicant has a legal duty of care to ensure that all waste generated on-site is stored, transported, and disposed of responsibly, without causing harm to the environment.
- 3.1.3 With regards to the above, the following sub-sections of this report set out the waste management strategy for the proposed development with due regard to the following:
- i) Waste forecasts;
 - ii) Bin types;
 - iii) Internal arrangements; and,
 - iv) Waste collection strategy.

3.2 Waste Forecast

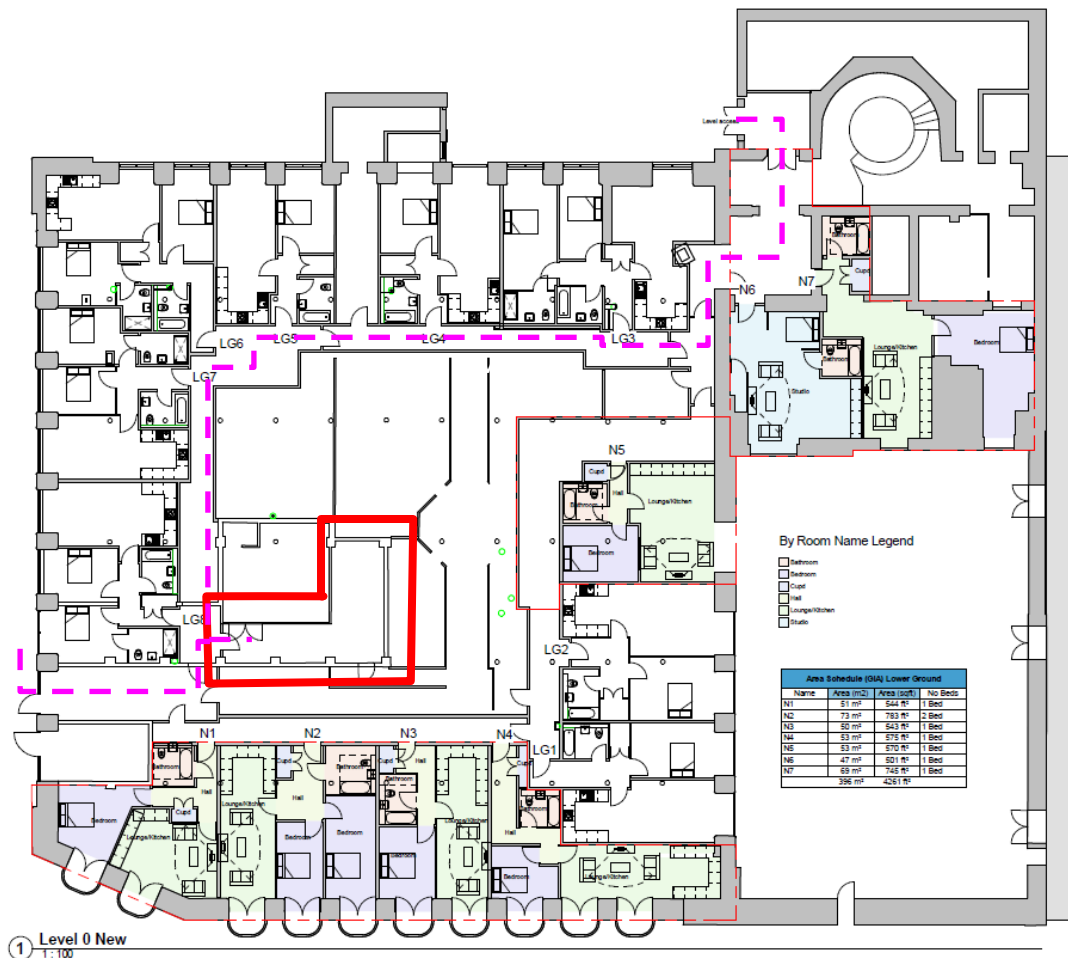
- 3.2.1 Although the proposed development does not sit easily within the 'high-rise' category within MCC's Waste Storage and Collection Guidance for New Developments (GD 04) document, the nature of the proposed development is more in-keeping with this category, rather than the individual mixed waste wheeled bin solution described under the 'low-rise domestic developments' category.
- 3.2.2 In accordance with MCC's guidance, developers of high-rise blocks should provide 0.43m² of space per apartment to accommodate waste and recycling containers.
- 3.2.3 Set in the context of the proposed development (7 residential apartments), the proposed development therefore requires a minimum of 3.01m² of space for refuse storage.
- 3.2.4 The proposed development comprises the conversion of part of the lower ground floor of Victoria Mill to apartments. There are already 103 apartments on the upper



floors of the building and other parts of the overall mill building have planning permission to be converted to further apartments.

- 3.2.5 As such, there is already a large refuse storeroom (approx. 32m² in area) on the lower ground floor of the building that prospective residents will be able to take their waste to. This is indicated on **Image 3.1** below:-

Image 3.1 – Refuse Store (Outlined Red) Location Relative to Proposed Apartments



3.3 Bin Types

- 3.3.1 The existing bin store has sufficient room for at least 9x 1,110L 1,100L Eurobin size containers for different waste streams.

3.4 Internal Arrangements

- 3.4.1 It is proposed that prospective residents of the proposed development would store waste internally within their apartments before transporting it to the refuse store

located on the lower ground floor. The bin store will be accessible by residents via internal corridors within the building.

- 3.4.2 The refuse store area is maintained and kept clean by the site's management company on a regular basis.
- 3.4.3 The refuse store area will cater for the storage of waste prior to being transported outside to the front of the mill building by building management staff on collection days.

3.5 Waste Collection Strategy

- 3.5.1 Refuse collection will be undertaken by the Council which includes MCC and their nominated provider(s).
- 3.5.2 Refuse collection vehicles will service the site from either the front of the mill building, or from the waste bins that are adjacent to the pedestrian access from Lower Vickers St.
- 3.5.3 **Image 3.2** below shows the location where bins are sometimes stored externally for collection from the mill front, whilst **Image 3.3** below that illustrates the location of the bin collection point area next to the Lower Vickers St pedestrian entrance:-



Image 3.2 – Image of Bins Stored Externally Outside Front of Mill



Image 3.3 External Bin Collection Point Adjacent to Lower Vickers St



3.5.4 **Drawing number 3588-01-ATR01** in **Appendix B** illustrates the swept path manoeuvres of a large 11.35m long refuse vehicle able to satisfactorily get close to these two bin collection points.

3.5.5 The Council's standard service typically includes bin and refuse type, size of bins, and collection frequency as summarised in **Table 3.1** below:-

Table 3.1 – The Council's Standard Service

Bin Type	Size (Litres)	Refuse Type	Collection Frequency
Blue Bin	1,100 (max)	Paper, card and cartons	Every two weeks
Brown Bin	1,100 (max)	Glass, cans and plastic bottles	Every two weeks
Green Bin	240 (max)	Food waste	Weekly (fortnightly in winter)
Black Bin	1,100 (max)	Any other household waste that cannot be recycled using the bins listed above	Every two weeks

3.5.6 As mentioned above, the building management team are already responsible for ensuring that the bins are transported to and from the refuse storerooms to the kerbside collection point on collection days, via the internal corridors that lead outside and around to the site frontage on **Image 3.1** above. The route/s between the storage area and the collection point comprise step-free routes with shallow gradient ramps in places, to ensure that bins can be efficiently transported.

3.5.7 It is anticipated that the frequency of collections will be as shown in **Table 3.1**.



4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

- 4.1.1 Axis has been appointed on behalf of Virtu Homes to provide traffic and transportation advice in relation to the proposed conversion of part of Victoria Mill for 7 residential apartments.
- 4.1.2 This WMS sets out how the applicant intends to manage the waste which would be generated from the proposed development and addresses the proposed strategy for the storage, handling and collection of waste from the site, once operational.
- 4.1.3 The report has been prepared in accordance with both local and national waste policy and concludes that the site will adequately cater for the sustainable storage, handling and transporting of all waste generated on site.

4.2 Conclusions

- 4.2.1 From a waste management perspective, there are no reasons why the development proposals should not be granted planning permission.



Appendix A – MCC Waste Proforma





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

Planning Application Number:

Date Submitted:

Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	Yes/ No (delete as appropriate)
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	N/A

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)	N/A
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	N/A
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	N/A
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	N/A
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	N/A

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)	Yes / ~~No~~ (delete as appropriate) How many of each container do you plan to provide? 770L general refuse within existing bins (based on 110 litres per apartment) 385L pulpable recycling within existing bins (based on 55 litres per apartment) 385L mixed recycling within existing bins (based on 55 litres per apartment) 70L food waste within existing bins (based on 10 litres per apartment)
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)

Commercial Developments

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

General Waste – N/A Dry recycling (include material type details) – N/A Food Waste - N/A Industrial Waste - N/A Other - N/A	
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 and recycling.

See **Image 3.1** in WMS document

Storage Areas for Waste Containers (Residential and Commercial)

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

See **Images 3.2** and **Image 3.3** in WMS document, also **drawing 3588-01-ATR01** in **Appendix B** of WMS

Ensure all bins in the store are accessible	Y	☐
Ensure recycling facilities are as easy to access as general refuse	Y	☐

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation – As per existing arrangements

Hygiene – As per existing arrangements (cleaned by Building Mgt)

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

Building Mgt

Please ensure that you have attached:

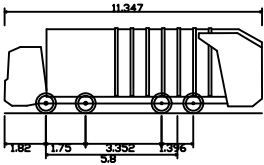
Detailed plans of bin stores	Y
Location plans showing stores	Y
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)	Y

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



Appendix B – Drawing Number 3588-01- ATR01





Large Refuse Vehicle (4 axle)
Overall Length 11.347m
Overall Width 2.500m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock to lock time 6.00s
Wall to Wall Turning Radius 11.330m

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Client

Virtu Homes

Project

Victoria Mill, Miles Platting

Drawing Title

Swept Path Analysis Plan

Scale

1:500 @A3

Date

19-10-23

Dwg no

3588-01-ATR01

Status

Prelim

Drawn Checked

LK LK

Rev

