

Chorlton Baths Waste Management



March 2023

Version history

Project name: Chorlton Baths
Project number: 9136
Client: MSV / Rowlinsons

Rev:	Date:	Status	Name	Description
1	31/03/23	Planning	Steve Sullivan	

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Table of Contents

1.0	Introduction	3
2.0	Development Proposals	3
3.0	Scope of the Report	3
4.0	Legislative and Policy Context	4
5.0	Waste Forecasts	4
6.0	Waste Storage and Collection Frequency	5
7.0	Waste Proforma	6

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1.0 Introduction

This Waste Strategy report is prepared by Buttress on behalf of MSV in support of the planning application for the demolition of the former Chorlton Leisure Centre site to deliver a high-quality residential scheme for over 55s.

The site is bounded by Manchester Road to the west and where main pedestrian and vehicular access to the site is from. To the north lies Thirlmere Aqueduct and to the east a Metrolink tram line. The existing Unicorn Groceries supermarket is located to the south.

The land is currently occupied the former Chorlton Leisure Centre which closed in 2015 and has been vacant since.

2.0 Development Proposals

The Proposed Development will deliver 50 apartments for over 55s with a mix of 1 and 2 bed homes. The scheme is designed to incorporate HAPPI principles such as dual aspect apartments, communal green spaces and access deck walkways.

3.0 Scope of the Report

This strategy establishes the means of general waste and recycling the material generated during the operational phase of the development, and sets out the following:

- Forecast waste generation & recycling rates;
- Proposed waste management strategy;
- Proposed waste storage facilities; and
- Forecast the refuse collection frequency.

This report sets out the policy context for waste management, forecast the waste generated, the number of bins required, the collection frequency, the management and oversight of the waste collection strategy.

Waste associated with the demolition and construction phases of the project will be set out in the Demolition Method Statement (DMS) and Construction and Environment Management Plan (CEMP), and this strategy addresses operational waste only once the residential building is in use.

4.0 Legislative and Policy Context

The site falls within the City of Manchester and Manchester City Council have published guidance set out in document GD04 on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled. Manchester City Council requests that a Waste Pro Forma is completed to support development applications and this is enclosed later in this document.

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. In accordance with Section 34 of the Environmental Protection Act 1990, the manager of the development 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.

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. 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 and published by DEFRA under regulation 15(1) of the Waste (England and Wales) Regulations 2011. Policy EN19 of the Manchester Core Strategy also sets out the requirements for waste and the proposed development will comply.

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. There will be food waste generated from the commercial unit / café. Food Waste needs to be covered by the Animal By Products (Enforcement) (England) Regulations 2011. The volumes of waste will be greater than 20kg and therefore need to be stored in a labelled container and collected by a licensed carrier and records kept.

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 MCC’s and the government’s aspirations.

5.0 Waste Forecasts

Based on the MCC document ‘GD 04 Waste Storage and Collection Guidance for New Developments Version 6’ the developer needs to provide:

Apartments

For each apartment developers must provide 0.43m² of refuse store space plus space required to manoeuvre and access all the containers individually.

The recyclable waste streams have been calculated based on a volume per apartment of 1,100 litres per each apartment. This requires a fortnightly total recycling allowance of 5,500 litres and bins have been split accordingly as set out below:

Total for Apartments (collected fortnightly) =

General Waste = 6 x 1,100 litre bins (6,600 litres)

Plastic / Glass = 3 x 1,100 litre bins (3,300 litres)

Paper / Card = 2 x 1,100 litre bins (2,200 litres)

Organic / Food Waste = 2 x 240 litre bins (480 litres)

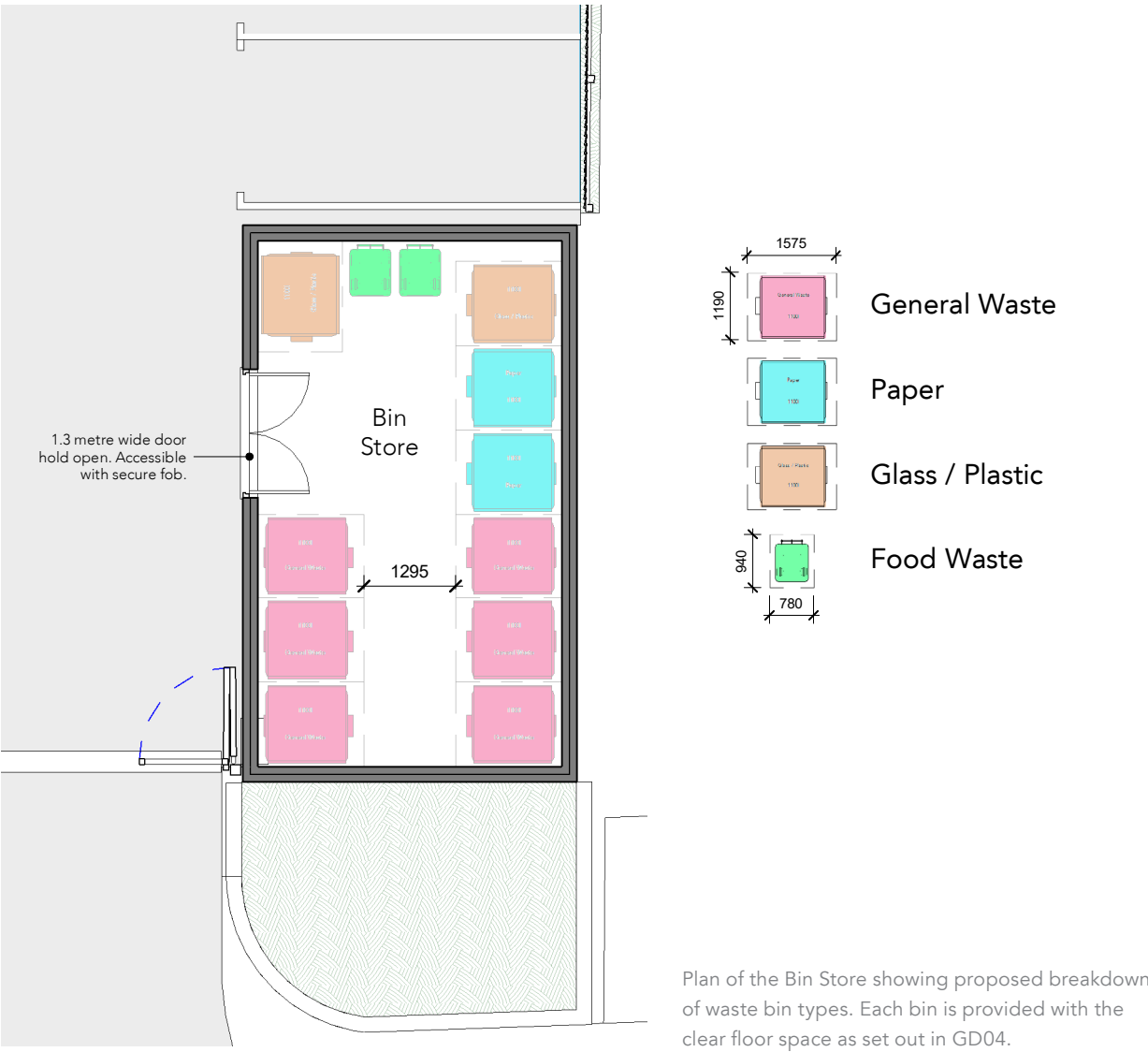
(Note: Each apartment will have a 23 litre caddy to decant food waste from the apartment to the main refuse store)

Community Space and Resident’s Lounge

The Residents Lounge and Community Space will result in additional demand. Both spaces will have a brew / kitchenette space with dedicated waste storage caddys for separate general waste and recycling.

It is proposed that management will clean these spaces at regular intervals and empty bins in these spaces. The Community Space will be bookable via MSV who will manage the building and it is envisaged this space will not be used every day to necessitate an separate waste bin.

Where waste from the Community Space may become an issue and bins are at capacity due to either large events or regular use of the space, MSV as the management company will liaise with residents and implement measures such as an additional bin collection in addition to the planned fortnightly collections.



6.0 Waste Storage and Collection Frequency

An external, secure bin store is located to the south west corner of the site adjacent to the car park access point and can be accessed by residents to dispose of waste.

The bin store is located separately from the two residential blocks to ensure adequate ventilation, prevention of foul smells and reducing the increased fire risk that bin stores present to residents.

The secure bin store will be accessible by residents with a fob. Additionally Manchester City Council will be provided with fobs to facilitate access to the secure bin store as per the requirement set out in GD04. Waste bin management will not be required to manoeuvre the bins to a collection point, ensuring bins are not left unattended in external communal areas, and refuse collectors will remove and return bins directly to the refuse store.

All refuse collection will take place on-site as opposed to the street. A turning head, compliant with Manchester City Council's vehicle requirements, is provided to allow refuse vehicles to safely enter and leave the site in forward gear, and without being a hazard to motorists or cyclists on the proposed segregated Beeline lane.

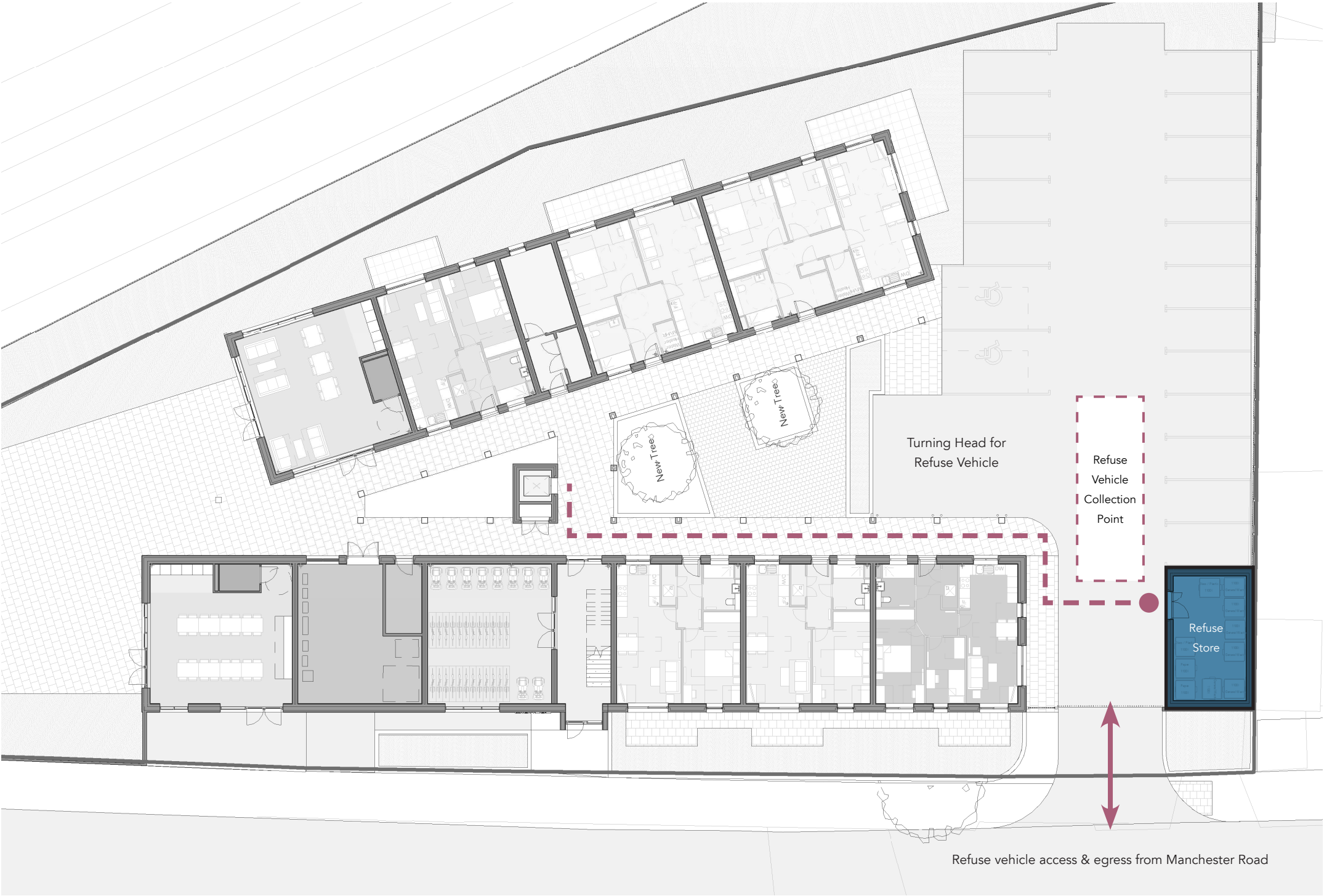
A water supply will be provided for hosing down bins and floor areas as part of regular cleaning processes. It is proposed the bin store will have a central drain allowing the bin store to be cleaned regularly and allow for bins to be cleaned in-situ in the bin store and not externally on external communal areas.

Key

Refuse Store

Residential Refuse Route (indicative alignment)

Residential Refuse Collection Point



Refuse access and servicing strategy plan

7.0 Waste Proforma

Appendix E Proforma for Planning Applications



Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	n/a
Pulpable Recycling	140 / 240	1 x wheeled bin	n/a
Mixed Recycling	140 / 240	1 x wheeled bin	n/a
Garden Waste	140 / 240	1 x wheeled bin	n/a
Food Waste	23	1 x 23 litre caddy	n/a

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	Required space = 0.43m² per apartment Therefore: 50 apartments x 0.43m² = 21.5m² Actual bin store floor area provided = 31.8m²

Commercial Developments

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

General Waste -	Refer to Section 5.0 (Waste Forecasts)
Pulpable Recycling -	
Mixed Recycling -	
Food Waste -	
Industrial Waste -	

Has / will a contract be obtained with a licenced waste carrier?	Yes	
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Mixed Use Developments

Are the stores for residential and commercial separate from each other?	N/A	
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Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Refer to Section 5.0 (Waste Forecasts)
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Storage Areas for Waste Containers (Residential and Commercial)

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

Refer to Section 5.0 (Waste Forecasts)
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Ensure all bins in the store are accessible	Yes
Ensure recycling facilities are as easy to access as general refuse	Yes

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

Ventilation -	Louvres opening(s) will be incorporated to provide natural ventilation to the bin store space
Hygiene -	The floor and walls of the bin store will be constructed and finished in materials that are impervious and easily kept clean. Overall waste management will be undertaken by the management company who will monitor cleanliness on a regular basis and ensure refuse areas are kept clean for residents and refuse operatives.

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

Bins will not be moved for collection and will be kept in the bin store. Access fobs will be provided by the management company to provide access to refuse operatives to empty bins from the bin store.
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Please ensure that you have attached:

Detailed plans of waste stores	Yes
Location plans showing stores	Yes
Location plans showing the proposed collection point and the route the collection vehicle will take	Yes

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

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