

T8170 Oldham Road
Phase 2&3
Waste Management Proforma

T8170OT0004I1

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Rev	Comment	Drawn	Checked
I1	Issued For Planning	DJW	AJL

Appendix E Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

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	1 x 240l wheeled bin
Pulpable Recycling	140 / 240	1 x wheeled bin	1 x 240l wheeled bin
Mixed Recycling	140 / 240	1 x wheeled bin	1 x 240l wheeled bin
Garden Waste	140 / 240	1 x wheeled bin	1 x 240l wheeled bin
Food Waste	23	1 x 23 litre caddy	1 x 23l caddy

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.	The bin store to the apartment building provides 39m ² , this is 7m ² more than the 0.43m ² (0.43 x 75 apartments = 32.25m ²) required, allowing for manoeuvrability and flexibility. An external collection area is also provided, this also exceeds the 32m ² required.

Commercial Developments

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

General Waste -	N/A No Commercial Development forms part of the applications
Pulpable Recycling -	
Mixed Recycling -	
Food Waste -	
Industrial Waste -	

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

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

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

<p>The apartment waste storage are has provision for 12 x1100 litre Eurobins:</p> <p>5x1100l Eurobin - General Waste 3x1100l Eurobin - Paper /Card 3x1100l Eurobin - Plastic/Metal/Glass 1x1100 Eurobin (or 2x260l) - Organic Food Waste</p> <p>Please see attached: T8170D002I1 Site Plan T8170D004I1I Waste Management Plan</p>

Storage Areas for Waste Containers (Residential and Commercial)

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

<p>The apartment waste storage room is centrally located on the ground floor, easily accessible with step free access and has a minimum width of 1.54m between the bin store and collection point to facilitate ease of movement of bins.</p> <p>Please see attached: T8170D002I1 Site Plan T8170D004I1I Waste Management Plan</p>
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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 - Facade & Doors to store will contain louvred panels.

Hygiene - Floor gully and internal bibtap are provided for washing down.

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

Houses - Residents will be responsible

Apartments - Management company will be responsible

Please ensure that you have attached:

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

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

Refuse & Recycling

Apartments

A refuse store is located at ground floor level in the phase 3 apartment building. The store is accessed via a common internal corridor. Collection access is via external louvred doors with coded locks. It is proposed to have a floor gully and tap for wash down and drainage is provided in each store. Ventilation is provided via louvred panels within the external doors.

Bin store will measure approximately 39sqm, which exceeds the requirement for 75 apartments (0.43sqm per apartment - 32.2sqm).

Manchester City Council guidance requires 110l per apartment of general waste and 55l per apartment of recyclable waste. With 75 apartments this equals a total of 12 bins: $75 \times (110 + 55) = 12,375\text{l} / 1100\text{l bins} = 12 \text{ bins}$

Houses

Refuse provision for the low-rise domestic houses is as follows (per house):

- General refuse: 1 x 240ltr wheeled bin
- Pulpable Recycling: 1 x 240ltr wheeled bin
- Mixed Recycling: 1 x 240ltr wheeled bin
- Garden Waste: 1 x 240ltr wheeled bin
- Food waste: 1 x 23ltr caddy

Bins will be stored in rear gardens within the curtilage of each house.

Bins will be transferred by residents to centrally located collection points from which bins can be taken to the refuse vehicle by operatives (on Newton Street & Dulverton Street) and returned to the collection point.

Construction Waste

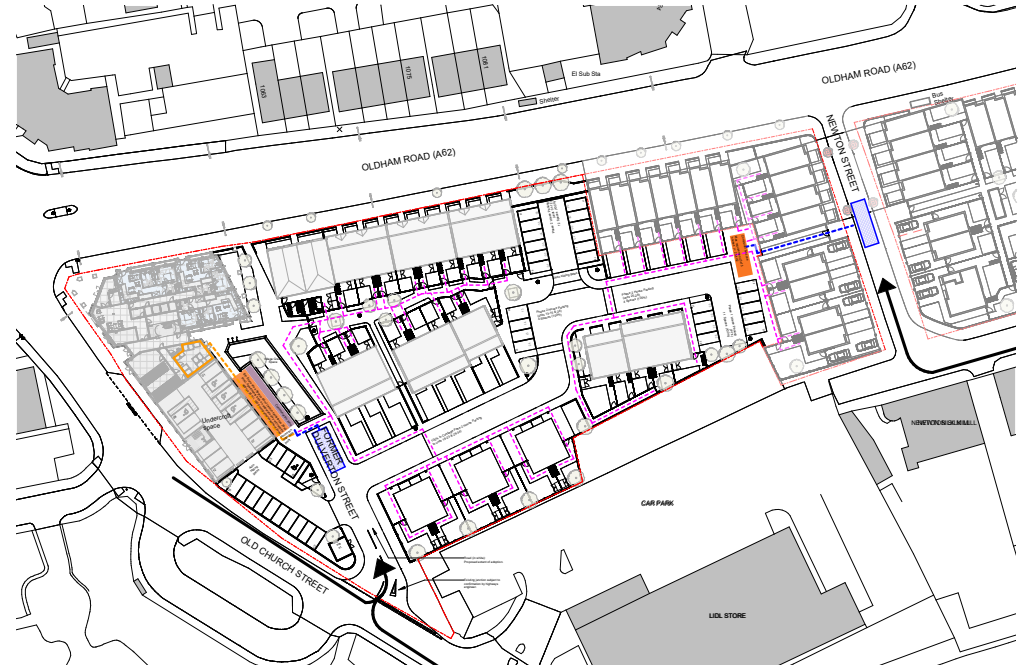
A site waste management plan will be developed by the principle contractor and agreed with Manchester City Council. Waste generated during the construction phase is to be cleared on a daily basis to a main holding skip. Each floor plate to the apartment building will have a designated waste area that will see bins located within it that can be emptied at the end of each shift. During high waste activities, such as dry lining, this waste removal may need to occur several times a day via the hoists and as such general operatives will be employed to ensure this will occur. Hazardous waste will be stored and disposed of separately; however, main waste will enter a common skip where the principle contractor's supplier will sort at their transfer station before issuing recycling percentages and data.

To reduce the volume of waste sent to landfill, waste from site will be segregated at the waste transfer station into the following categories:

- CAT A: Hazardous waste
- CAT B: Metal
- CAT C: Timber
- CAT D: Plasterboard
- CAT E: General Waste

All carriers of waste will hold a valid transfer license and provide certification to the principal contractor for all elements of the process.

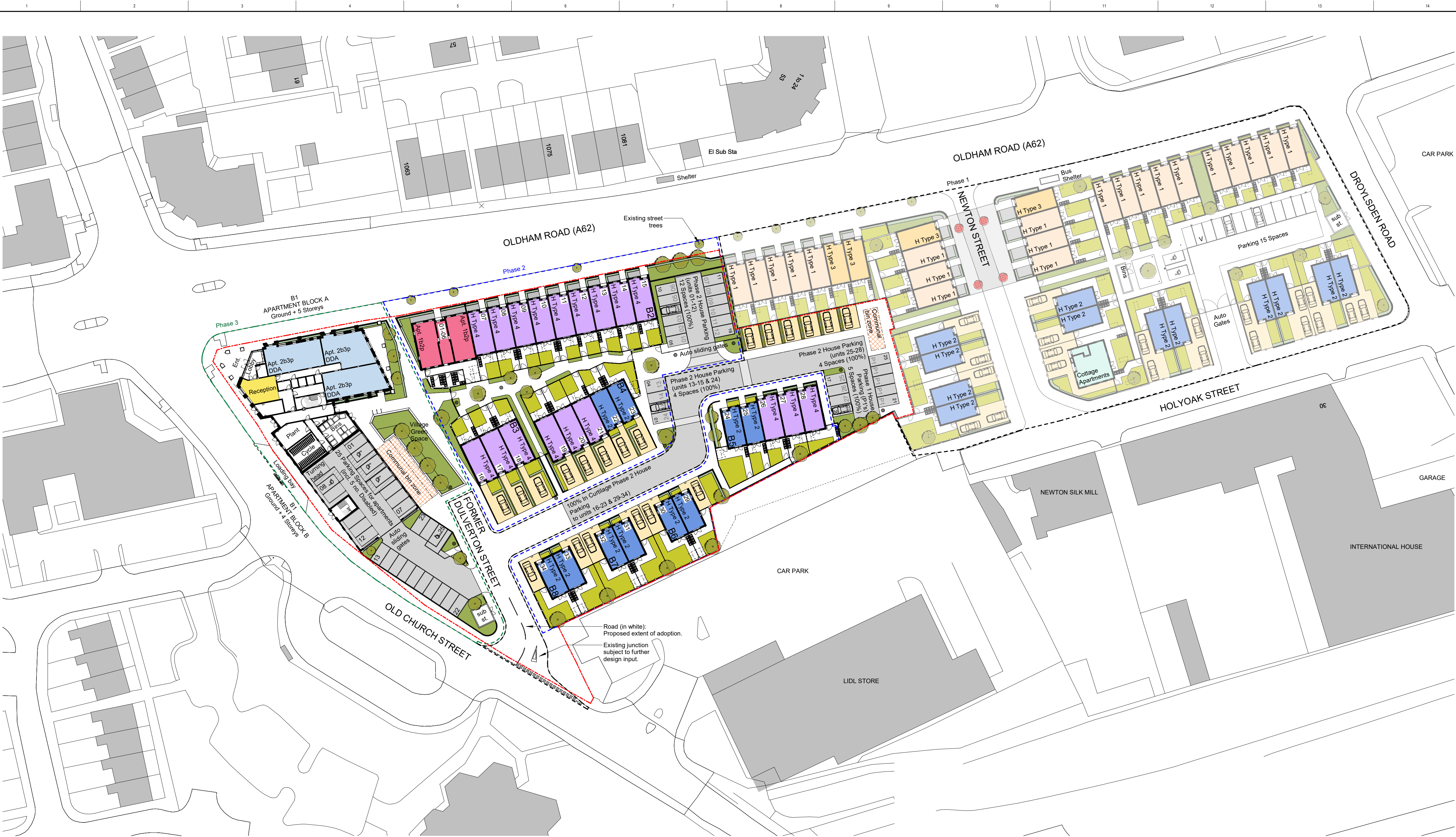
Refuse Strategy Plan



Indicative look and feel for refuse collection zone.

KEY

- Refuse vehicle site access
- Apartment bin store
- Bin collection zone
- Refuse vehicle zone
- Route from individual homes to collection point
- Refuse collection route



1 Proposed Site Plan
1:500

<div></div>	Type 1 3b4p - 2.5 Storey 95.1m ² (39.8m ² /floor + 15.3m ² /flat)	21 no.
<div></div>	Type 2 2b3p - 2 Storey 70 m ² (35m ² /floor)	22 no.
<div></div>	Type 3 3b5p - 3 Storey 108.6m ² (36.5m ² /floor)	04 no.
<div></div>	Type 4 3b4p - 2 Storey 67m ² (43.5m ² /floor)	18 no.
<div></div>	Cottage Apartments 2b3p 61.5m ² g/f / 63.5m ² ff	02 no.
<div></div>	Corner Plot Apartment 1b2p 50m ²	06 no.
<div></div>	Phase 3 Apartment 1b2p 50m ²	41 no.
<div></div>	Phase 3 Apartment 2b3p 61m ²	34 no.
<div></div>	Houses	65 no.
<div></div>	Apartment	83 no.
<div></div>	Total	148 no.

PHASING BREAKDOWN

PHASE 3 - 75 HOMES			
HOUSES	00		
APARTMENTS	75		
1B 2P	41	54.6%	
2B 3P	34	45.4%	
TOTAL	75	100%	

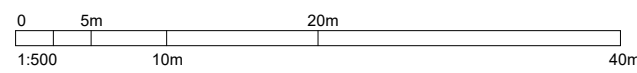
PHASE 2 - 34 HOMES			
HOUSES	28		
APARTMENTS	06		
TYPE 1	-		
TYPE 2	10		
TYPE 3	-		
TYPE 4	18		
Apt. 1B 2P	06		
TOTAL	34		

PHASE 1 - 39 HOMES			
HOUSES	37		
APARTMENTS	02		
TYPE 1	21		
TYPE 2	12		
TYPE 3	04		
TYPE 4	-		
Apt. 2B 3P	02		
TOTAL	39		

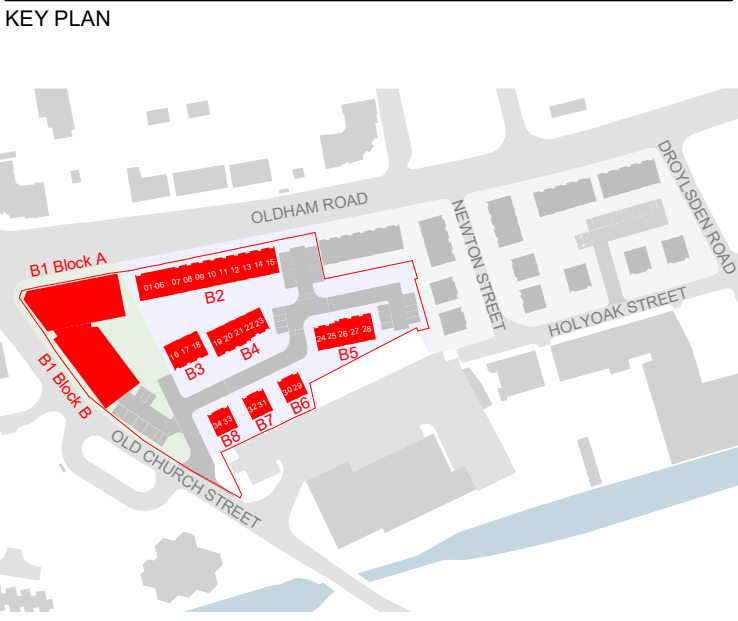
PHASE BREAKDOWN			
HOUSES	65		
APARTMENTS	83		
PHASE 1	39		
PHASE 2	34		
PHASE 3	75		
TOTAL	148		

OVERALL SPLIT			
1B 2P	Apartment	47	31.7%
2B 3P	Apartment	36	24.3%
2B 3P	House	22	14.9%
3B 4P	House	39	26.4%
3B 5P	House	04	2.7%

PHASING KEY	
<div></div>	Phase 1 (shown faded out)
<div></div>	Phase 2
<div></div>	Phase 3



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NOTES:
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11	28-07-2023	Issued for Planning	DJW	AJL
P3	07-07-2023	General updates. Issue for comment and approval.	JMG	AJL
P2	13-06-2023	Amendments to Building 2 Apartments. Minor landscaping adjustments. Site enclosures omitted.	JMG	AJL
P1	11-05-2023	First issue following option development and confirmation of fixed building and road arrangement.	JMG	AJL
No.	Date	Comments	Drawn	Checked
Revisions				

Information

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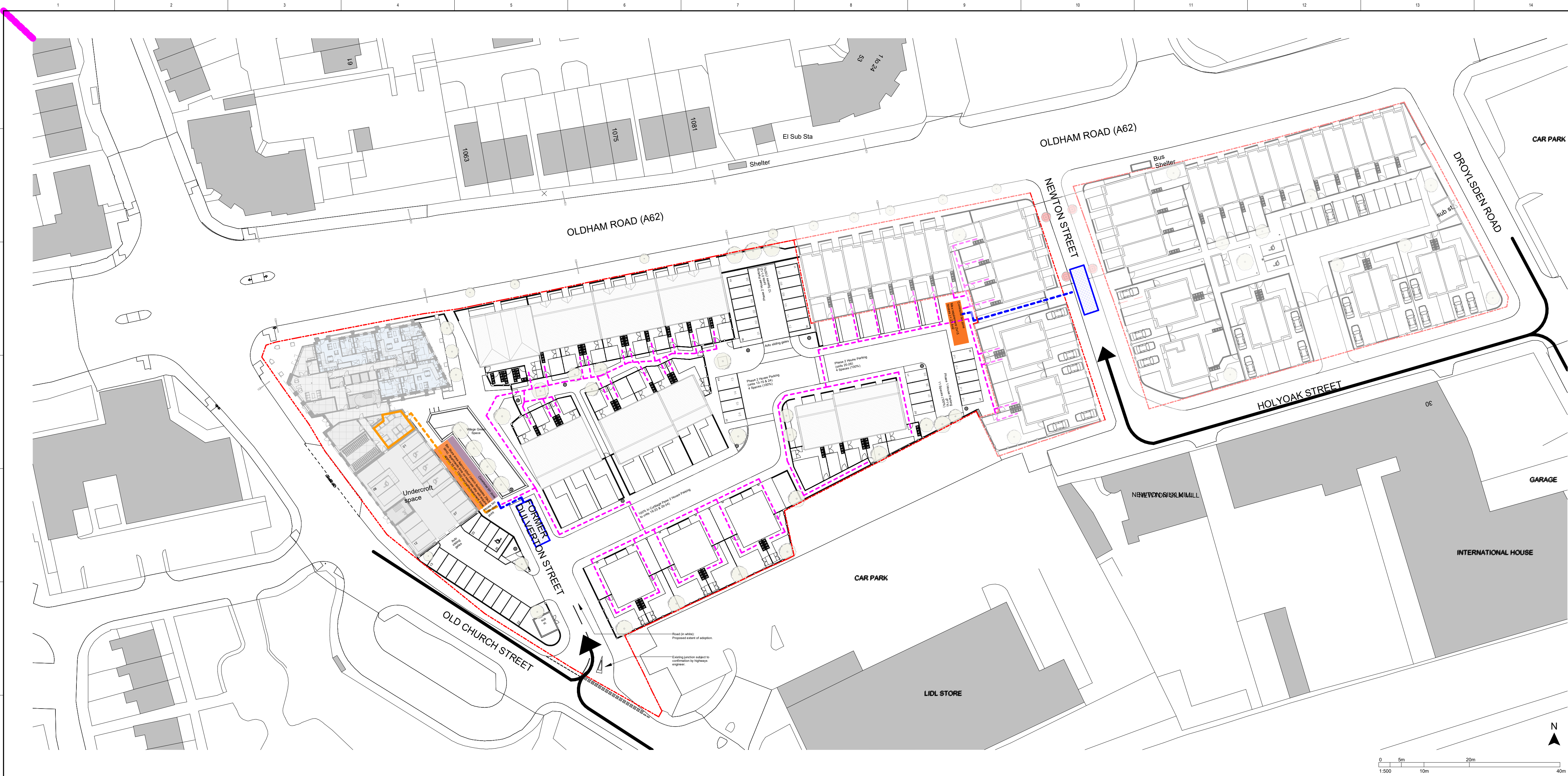
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Project
**Residential Development
Phase 2 & 3
Newton Heath, Manchester**

Drawing Title
Proposed Site Plan

Drawn	Date	Scale @ A1	Alt. Ref.
JMG	01/02/2023	1:500	
tp bennett Project No.	Series	Zone	Drawing Number
T8170	D	0	020
			11

NOTE: All dimensions are approximate only



1 Proposed Waste Management Strategy
1:500

Waste Management Strategy

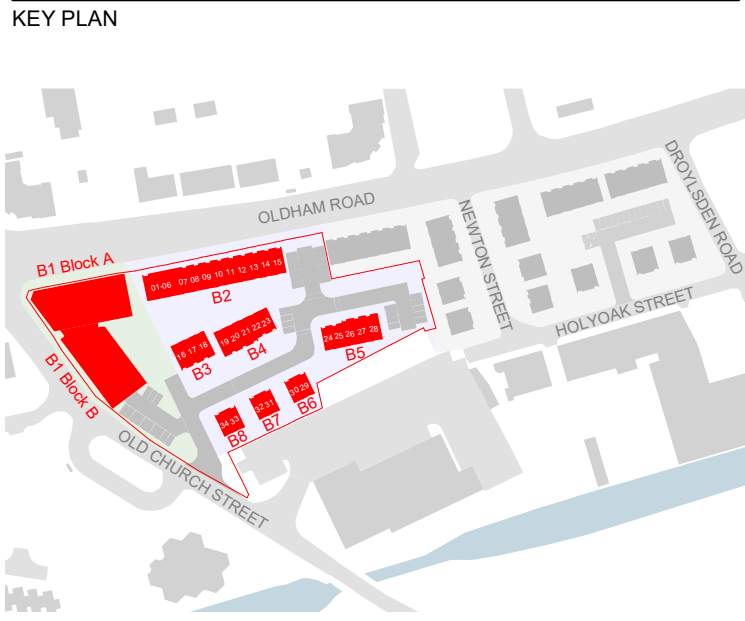
- Refuse vehicle site access
- Apartment bin stores
- Bin collection zone
- Refuse vehicle zone
- Route from individual houses to collection points
- Refuse collection route

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11	28-07-2023	Issued for Planning	DJW	AJL
No.	Date	Comments	Drawn	Checked

Issue Status

Information

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Project
**Residential Development
Phase 2 & 3
Newton Heath, Manchester**

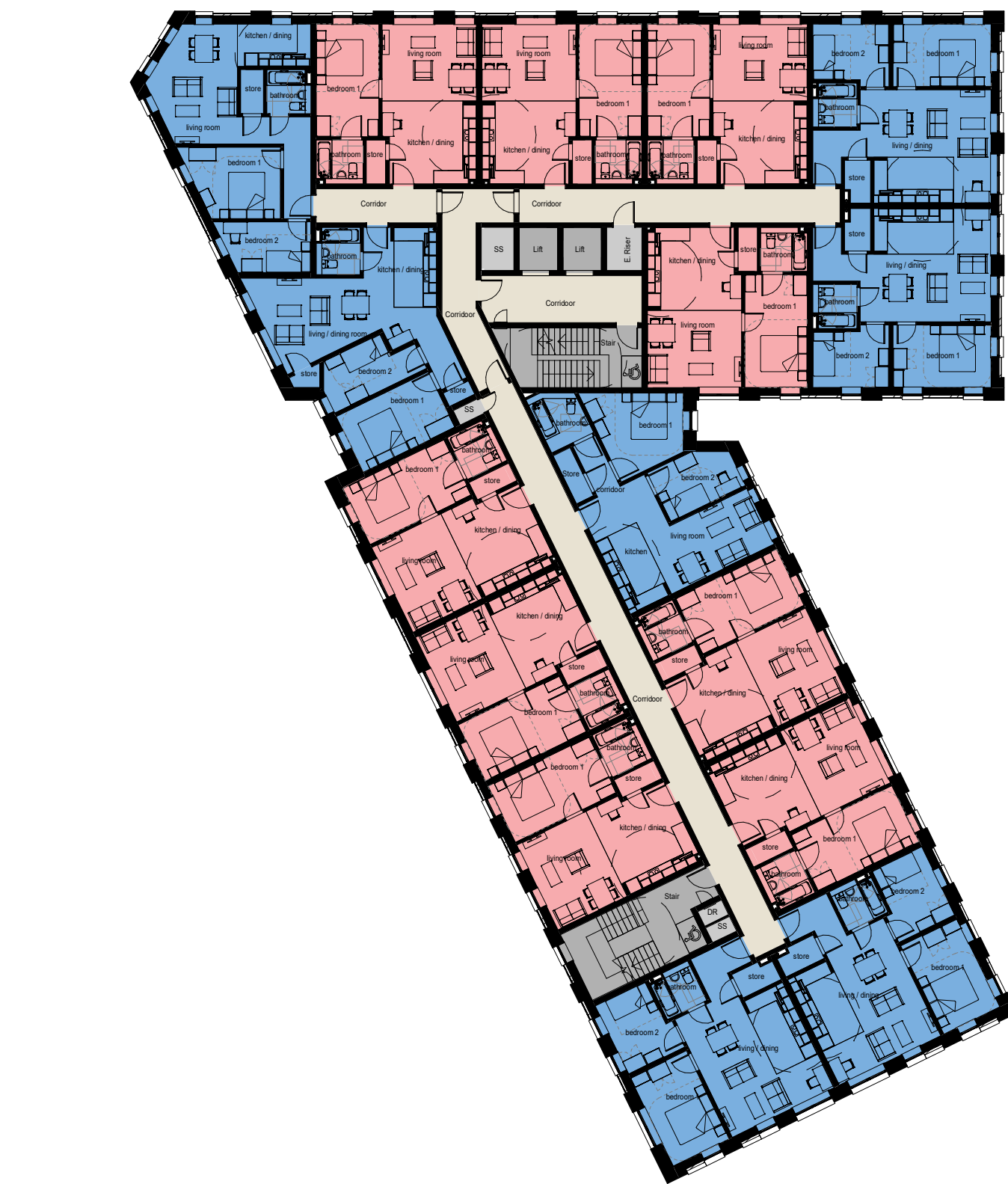
Drawing Title
**Proposed Waste Management
Strategy**

Drawn	Date	Scale @ A1	Alt. Ref.
JMG	15/01/2020	1:500	
tp-bennett Project No.	Series	Zone	Drawing Number
T8170	D 0	041	11

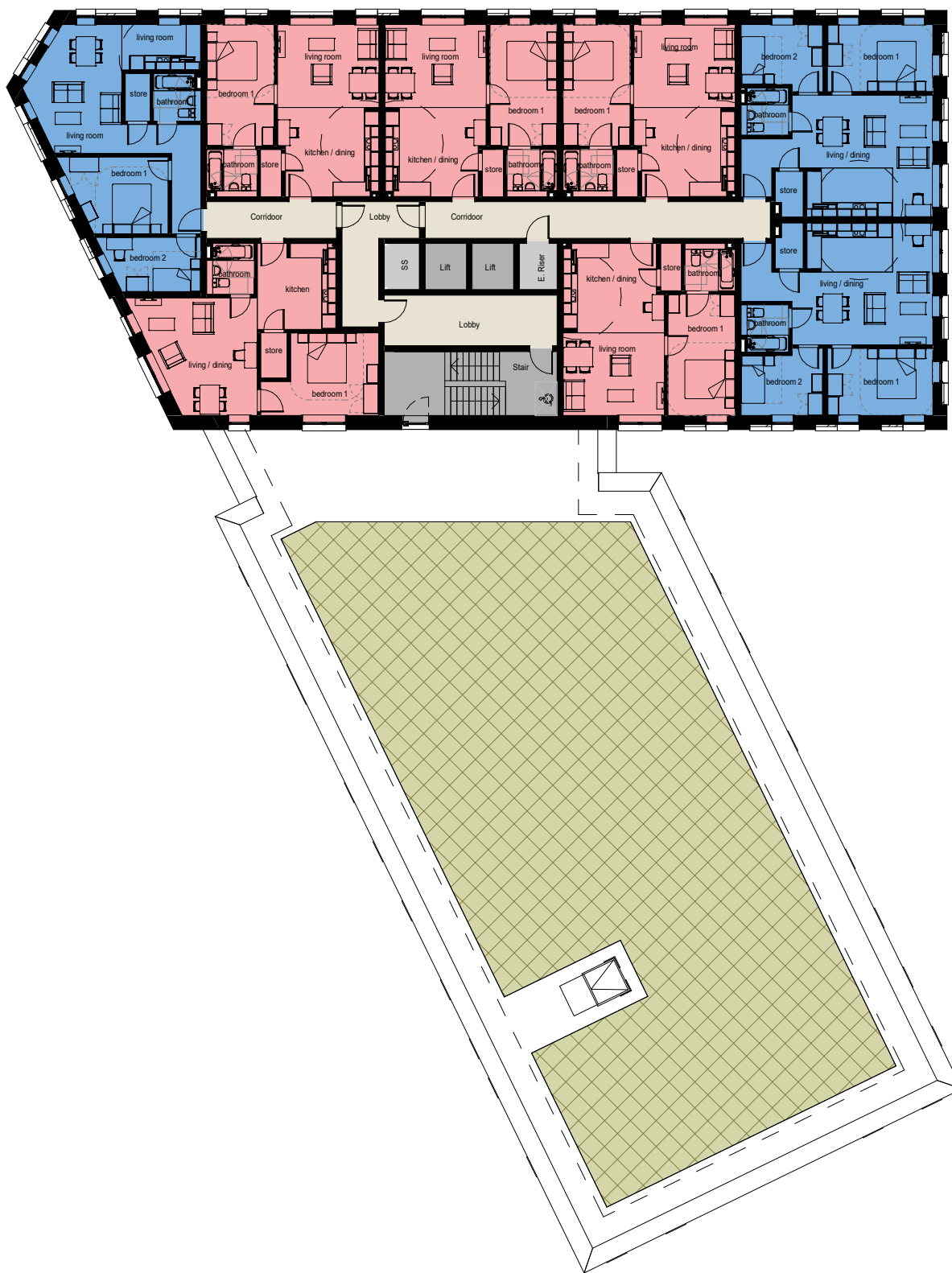
NOTE: All dimensions are approximate only



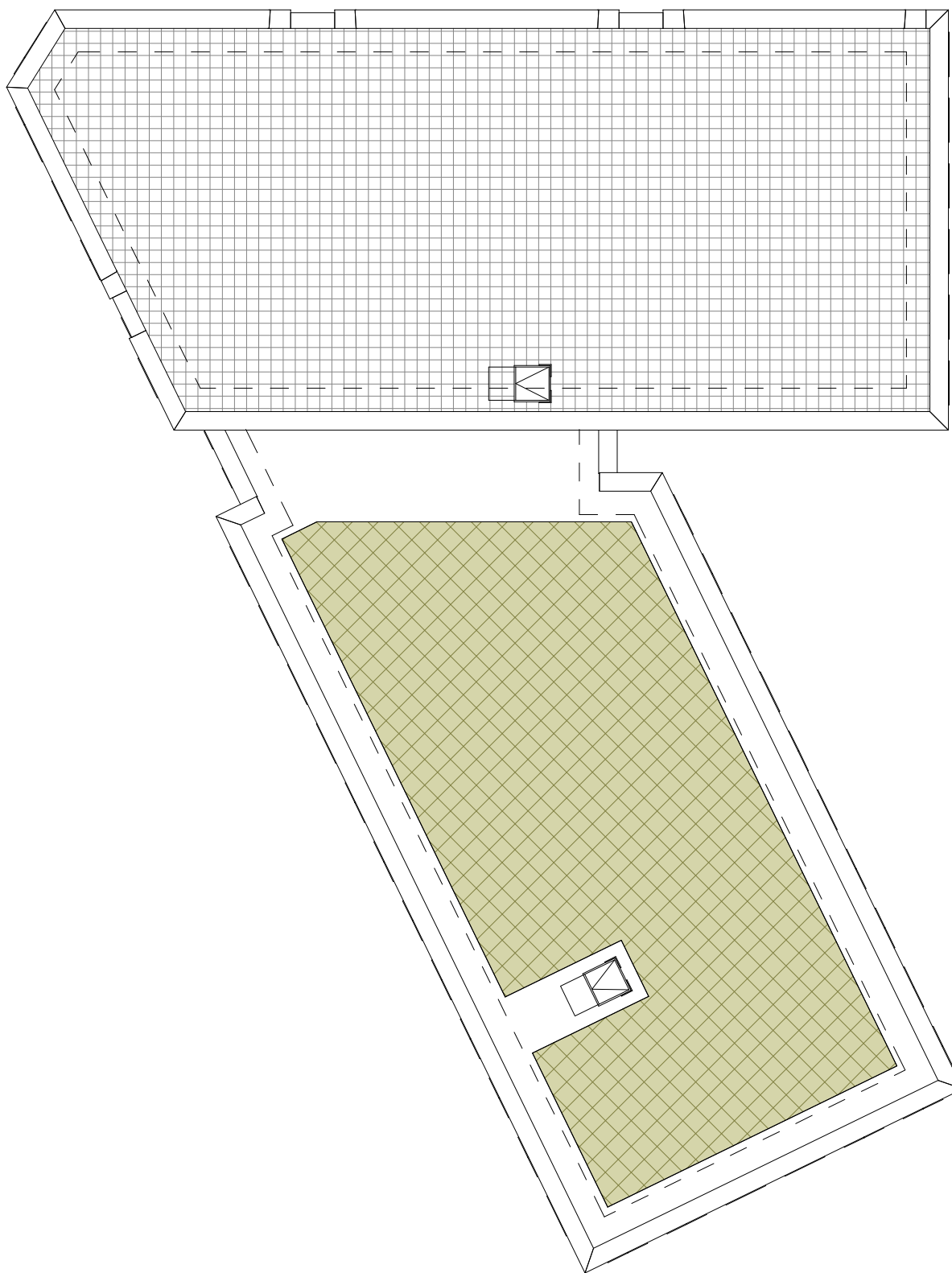
1 Apartments Ground Floor Plan
1:250



2 Apartments First to Fourth Floor Plan
1:250



3 Apartments Fifth Floor Plan
1:250



4 Apartments Roof Plan
1:250

Apartment GIA Schedule		Phase 3 Apartment Building GIA							Total	
Apartment Type		M ²	G	1 st	2 nd	3 rd	4 th	5 th	Count	Area (m ²)
	1 Bed 1b2p 50m ²	50	0	9	9	9	9	4	40	2000
	1 Bed (Level 05) 1b2p 54m ²	54	0	0	0	0	0	1	1	54
	2 Bed (End Blocks) 2b3p 61m ²	61	0	4	4	4	4	2	18	1098
	2 Bed Inside Corner 2b3p 61m ²	61	0	1	1	1	1	0	4	244
	2 Bed Outside Corner 2b3p 65m ²	65	0	1	1	1	1	0	4	260
	2 Bed Junction Corner 2b3p 61m ²	61	0	1	1	1	1	1	5	305
	2 Bed DDA Apartment 2b3p 87m ²	87	1	0	0	0	0	0	1	87
	2 Bed DDA Apartment 2b3p 80m ²	80	1	0	0	0	0	0	1	80
	2 Bed DDA Apartment 2b3p 86m ²	86	1	0	0	0	0	0	1	86
Apartment Totals:			3	16	16	16	16	8	75	
Area Totals:			253	881	881	881	881	437		4214

Phase 3 Apartment Total:	75
Apartment Area Total:	4214m ²

Roof Plan Key

	Polymeric flat roof membrane, colour mid grey
	Polymeric flat roof membrane with integrated seedum mat finish

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KEY PLAN

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I1	28-07-2023	Issued for Planning	DJW	AJL
P4	07-07-2023	General updates, issue for comment and approval	JMG	AJL
P3	02-06-2023	Draft issue for Consultant Coordination	JMG	AJL
P2	15-05-2023	Work in progress issue for design team coordination	JMG	AJL
P1	24-02-2023	Initial Issue	JMG	AJL

No.	Date	Comments	Drawn	Checked
Revisions				

Issue Status

Information

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Project

Residential Development
Newton Heath
Manchester

Drawing Title

Building 1 Apartments
Proposed Floor Plans

Drawn	Date	Scale @ A1	Alt. Ref.
JMG	06/12/2022	1:250	

tp bennett Project No.	Series	Zone	Drawing Number	Rev.
T8170	D	1	252	I1

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28/07/2023 16:51:04

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