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WASTE MANAGEMENT STRATEGY

62 BURY OLD ROAD

MANCHESTER

M8 5BN

FINAL

16 November 2023

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1. INTRODUCTION

This is an addendum to the waste management strategy proforma for the proposed development works at 62 Bury Old Road, Manchester, M8 5DB. This will include any additional information and drawings which continue from the information presented within the proforma and is in line with the guidance document; GD04 Waste Storage and Collection Guidance for New Developments v6.

The application relates to the existing charity shop (Class E). The proposal looks to change the use to a hot food takeaway (Sui Generis) with 12 seats.

The property occupies all the floors and no residential accommodation exist on the upper floors. They are and will be used by the commercial premises only so no mixed use within the premises.

The existing GIA of property is 2,615sq.ft (243m^2).

2. WASTE MANAGEMENT STRATEGY

In line with GD04 Waste Storage and Collection Guidance for New Developments v6 and relevant Manchester City Council service standards Fellows Environmental (FE) have prepared this addendum to the waste management proforma.

2.1 Estimated volumes and types of waste

2.1.1 Commercial

In line with GD04 Waste Storage and Collection Guidance for New Developments v6 the hot food take away requires 1,500 litres of bin capacity per 20 dinning spaces. Therefore the hot food take away will require a minimum of 900 litres of capacity. The guidance details that fast food outlets generate greater amounts of waste. Therefore Table 1 below sets out the bin capacity that will be provided.

Table 1: Total number of waste receptacles required for each house.

Waste Type	Number of bins	Capacity	Collection frequency
General Refuse	1	660 litre	Fortnightly
Mixed Dry Recycling	1	660 litre	Fortnightly
Food Waste	1	240 litre	Fortnightly

The total capacity provided is 1,560 litres. A weekly collection could be utilised to provide even greater effective capacity.

2.2 Storage Areas for Waste Containers

2.2.1 Internal Stores

The hot food take away will have a food waste, general and recycling bins within the kitchen area on the ground floor and first floor with a general waste bin and recycling bin within the seating area on the ground floor. Residual waste bins will be provided in the toilets on the first floor.

2.2.2 Commercial External Stores

The bin storage areas are all located to the rear of the properties and will not be visible from the property boundary. Therefore no enclosure is required. The bin stores will all have an imperious surface which can be washed. The location of the bin storage areas is shown on Drawing (04)001 PL1. Plate 1 below shows the layout of the bin store.

Plate 1: House Bin Store Typical Layout

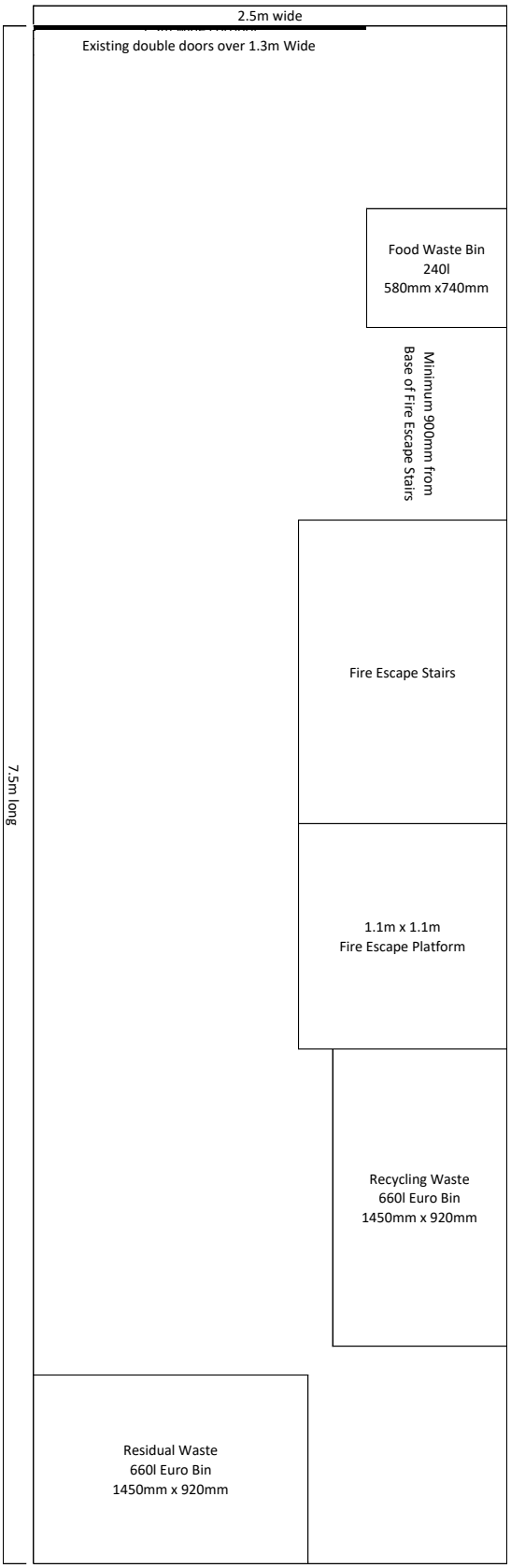


Plate 1 above shows the bin store which is 7.5m by 2.5m. This allows for two 660l bin to be stored whilst maintaining a 1.3m corridor and existing doorway which is over 1.3m wide.

The 660l bins have been included as per the dimensions of the Taylor Continental 660 trade bins (720mm depth by 1,250mm width) within the GD04_v6 guidance document plus 200mm for the floor space required.

Each bin can be accessed separately and removed without moving any other bins. The store has a smooth continuous surface.

Ventilation, Hygiene and Cleaning Proposals

The storage is external therefore does not require additional ventilation. The bins will be cleaned as required.

2.3 Location of Proposed Collection Points and Collection Vehicle route

The collection vehicle will turn off Bury Old Road onto Sandy Bank Road as shown on Plan A below (the orange arrows). The vehicle could then drive down the rear access road following the green arrow past the rear car park for 64 Bury Old Road to access the bins which will be located at the blue circle or the crew could collect the bins from the blue circle and move them to the purple circle for loading onto the waste collection vehicle. The collection crew would return the bins to the bin circle if the empty them at the purple circle. The tenant will move the bins from the store to the collection point and back to the store following collection.

Plan A – Collection Point & Collection Vehicle Route



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