



FELLOWS
ENVIRONMENTAL
waste | energy | resource management

WASTE MANAGEMENT STRATEGY
393 WILMSLOW ROAD
MANCHESTER
M20 4WA

FINAL

21 June 2023



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1. INTRODUCTION

This is an addendum to the waste management strategy proforma for the proposed development works at 393 Wilmslow Road, Manchester, M20 4WA. 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 proposal is to apply for retrospective application for the change the use from Hotel (C1 use) to Temporary Living Accommodation for the homeless single people (Sui Generis) with no internal or external alterations to the building.

The building comprises of a total 30 bedrooms over three floors with ancillary accommodation on the ground floor such as admin offices, laundry room, meeting room and commercial kitchen serving the residents. There is off street parking to the front for 9no. vehicles along with green space to be enjoyed by the single homeless people.

The building sits to the rear of the site and has vehicle access via Mitford Road.

- The overall site area is approximately 34,541 sq.ft (3,209m²).
- The existing GIA of the ground floor is 4,348 sq.ft (404m²).
- The existing GIA of the first floor is 2,583 sq.ft (240m²).
- The existing GIA of the second floor is 2,561 sq.ft (238m²).

The total existing GIA of the Temporary Accommodation building is 9,493 sq.ft (882m²).

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 High Rise Domestic Development

In line with GD04 Waste Storage and Collection Guidance for New Developments v6 the living accommodation, rooms 1-30 and the ancillary areas including kitchen, office area and external amenity space are for or related to domestic occupation. We believe that this development is classed as a high rise domestic development. This was confirmed by the Waste & Street Cleansing Team at Manchester City Council by email; see Appendix 1. The 30 rooms are similar to 10-15 1/2 bed flats as each room as an en-suite bathroom. In line with the guidance each apartment would need 0.43m² of space. We feel this is a worst case scenario as this allows for 30 single occupancy apartments. In reality the 0.43m² per apartment (30*0.43 = 12.9m²) is designed for multi-occupancy apartments. Nevertheless 13.75m³ has been provided as shown on Drawing (03)001 PL1 to comply with all the requirements of the guidance (see section 2.3 below for further details). Table 1 below shows the provision of the containers for the four waste streams in line with the guidance (green waste included as there is planting and green space in the communal areas).

Table 1: Total number of waste receptacles required for the development.

Waste Type	Number of bins	Capacity	Collection frequency
General Refuse	1	1,100 litre	Fortnightly
Mixed Dry Recycling	1	1,100 litre	Fortnightly
Paper & Card Recycling	1	1,100 litre	Fortnightly
Food & Garden waste	1	240 litre	Weekly

2.2 Internal Stores

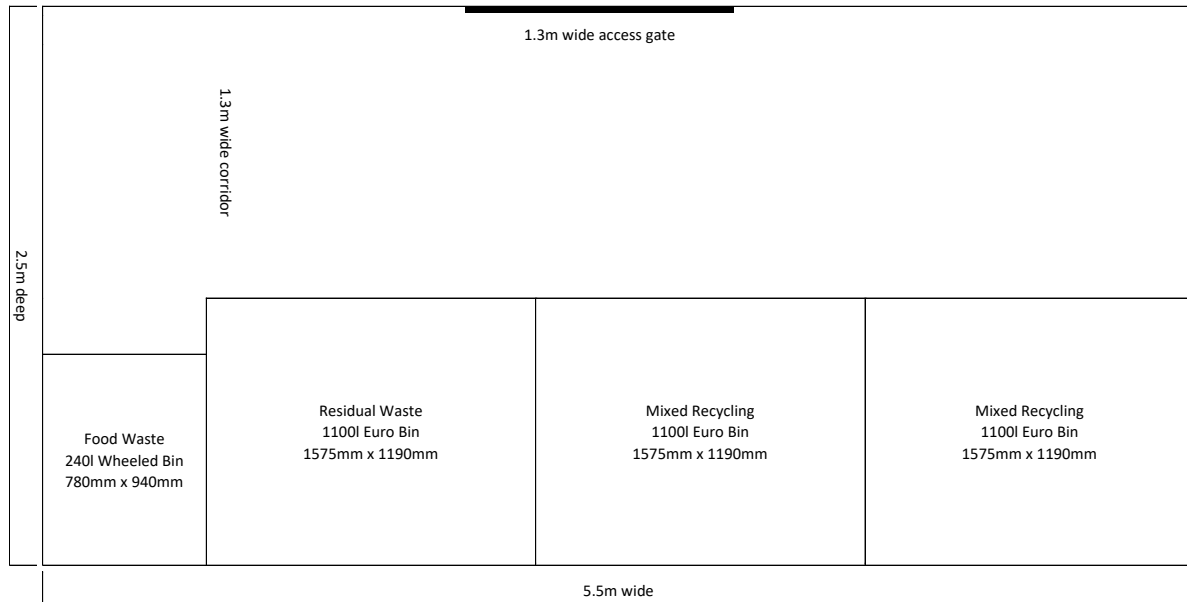
The rooms will have a general waste and recycling bins within the bedrooms and a general waste bin in the en-suite. Food waste, recycling bins and a general waste bin will be located in the kitchen. General waste and recycling bins will be located in the offices.

2.3 Storage Areas for Waste Containers

2.3.1 External Stores

The bin storage area is located next to the entrance gate to the carpark; shown on Drawing (03)001 PL1. Plate 1 below shows the layout of the bins within the external store.

Plate 1: Apartment Bin Store Layout



The bin store will be a wooden enclosure 5.5m wide and 2.5m wide (13.75m² total area). The store has a 1.3m wide walkway and 1.3m wide wooden double doorway. Each bin can be accessed without moving any other bins.

In order to access the bin store the bins will travel from the store to the waste vehicle on Mitford Road (see section 2.4 below for further details). The route complies with the following:

- The entrance gate is over 1.54 metres wide
- There are no kerbs / steps
- It is a solid foundation
- It is a smooth and continuous surface
- A dropped kerb is installed where the path meets the roadway

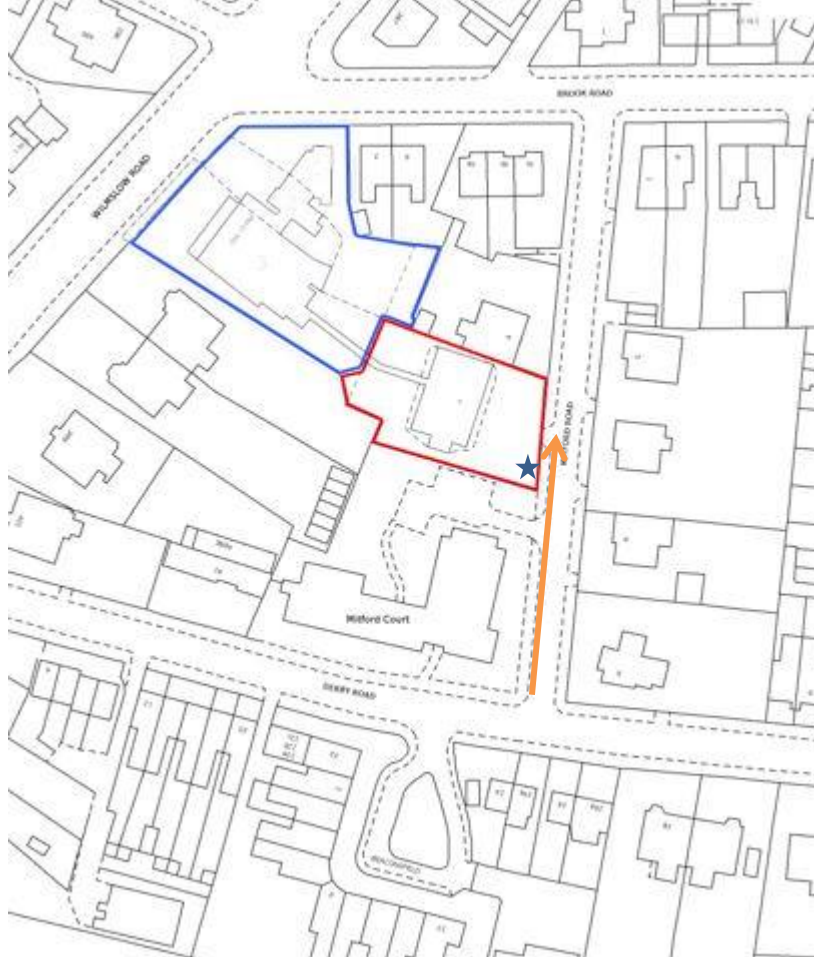
Ventilation, Hygiene and Cleaning Proposals

The store is located outside therefore there is no ventilation required. The bins will be cleaned as required.

2.4 Location of Proposed Collection Points and Collection Vehicle route

The collection vehicle will travel along Mitford Road as shown on Plan A below. The waste collection point is just through the gate at the waste container store as indicated by the blue star on Plan A below.

Plan A – Collection Point & Collection Vehicle Route



APPENDIX 1

Recycling Manchester Confirmation of Domestic Services

Nick Fellows

From: Recycling Manchester <recycling@manchester.gov.uk> on behalf of Recycling Manchester
Sent: 16 June 2023 12:00
To: Nick Fellows
Subject: Re: Equiry

Yes, we'll provide the waste collection here. We'll need some details of number of residents, etc.

Kind regards,
Sam Davies
Waste, Recycling & Street Cleansing Team
Manchester City Council
recycling@manchester.gov.uk

From: Nick Fellows <nick@fellowsenvironmental.com>
Sent: 13 June 2023 14:15
To: Recycling Manchester <recycling@manchester.gov.uk>
Subject: Equiry

You don't often get email from nick@fellowsenvironmental.com. [Learn why this is important](#)

Good morning,

I am supporting an application for a temporary living accommodation for the homeless:

Proposal: Retention of use of former Hotel (C1) as Temporary Living Accommodation for Single Homeless People (Sui Generis)
Location: 393 Wilmslow Road, Manchester, M20 4WA
Date of application: 29 March 2023
Application number: 136551/FO/2023

It is my belief that this is residential and therefore a High Rise Domestic Development in line with GD04_v6. Can you please confirm that Manchester City Council will provide the domestic waste collection services for the development. There is an office in the building. As this is a joint partnership with Manchester City Council it is Manchester City Council staff that work in the office. I would therefore like some advice on the nature of the waste collection service required or if this small amount of office waste could be included within the overall collection as it is part of the domestic operation as it is servicing the domestic facilities?

Many thanks and kind regards

Nick

Nick Fellows
Director

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