This City residential development, Ancoats, Manchester

Land to the west of Rodney Street | Wates Construction | Waste Management Strategy
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Buttress

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1.0 Table of Contents

1.0	Introduction	3
2.0	Development Proposals	3
3.0	Scope of the Report	3
4.0	Policy Context	4
5.0	Block A Waste Forecasts	4
6.0	Block B Waste Forecasts	5
7.0	Townhouses Waste Forecasts	5
8.0	Waste Storage and Collection Frequency	6
9.0	Waste Management Strategy	7
10.0	Correspondence with MCC Waste Team	7
11.0	Waste Pro-Forma	8

2.0 Introduction

This Waste Strategy report is prepared by Buttress on behalf of Wates Construction Ltd. in support of the planning application for a residential development at Land to the west of Rodney Street which forms part of the Back of Ancoats Neighbourhood Development Area.

The site is bound by Rodney Street, Jersey Street and Wadeford Close. The Site is currently vacant, having undergone previous development and subsequent demolition.

3.0 Development Proposals

3.1 Summary

In summary, the proposals include the following elements for which full planning permission is sought:

Block A - 8-storey residential building
Block B - 5 storey residential building
Townhouses - 10no. 3 storey townhouses.

Both apartment blocks provide dedicated DDA parking allowance and secure cycle parking. The townhouses each have their own parking provision and cycle storage.

The scheme incorporates a new residents courtyard as well as a large area of public realm works.

3.2 Residential Accommodation

A Schedule of accommodation is provided in the Design and Access Statement and is summarised as follows:

- 28 x 1B2P Apartments
- 5 x 2B3P Apartments
- 86 x 2B4P Apartments
  119 Total Apartments

- 8 x 3B5P Townhouses
- 2 x 4B7P Townhouses
  10 Total Townhouses

  129 Total Dwellings

3.3 Residential Amenity

Residential amenity spaces are proposed on the ground floor level of Block B (including a small mezzanine area at first floor level) which is assumed to form part of the residential waste but is not specifically quantified as it is not expected to make a material difference to the forecasts.

4.0 Scope of the Report

This strategy establishes the means of recycling the material generated and sets out the following:

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

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

5.0 Policy Context

The development falls within the City of Manchester and MCC have published guidance 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 presented 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 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 is 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.

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 residential uses and 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.

All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:

- Adequate means of storing solid waste shall 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 a collection point agreed by the waste collection authority.

6.0 Block A - Waste Forecasts

The waste forecasts for Residential Waste are based on a rule of thumb calculation (Manchester Residential Quality Guidance) of 110 litres per apartment per week as shown:

Number of Dwellings x 110	=	Weekly waste in litres

Applying this to the development mix provides the following waste forecast:

68 x 110	=	7,480 litres per week
or	=	14,960 litres per fortnight

The forecast for the residential waste uses general rates derived from B25906:2005.

We have also reviewed current advice from DEFRA (Statistics on waste managed by local authorities in England in 2019/20) who advise that seperately collected food waste accounts for less than 3% of the volume of total residential waste. Organic food waste will be stored in four 240l bins and each apartment will be provided with a 23litre caddy for food waste.

The waste forecast and recycling proportions for the residential Block A is outlined on the following table (right).

It should be noted that the General Refuse Waste Stream can be further subject to recycling post collection depending on the collector's waste recovery strategy.

RESIDENTIAL APARTMENTS - BLOCK A (FORTNIGHTLY COLLECTIONS)

1 Bed		12	
2 Bed		56	
Total Number of Units		68	
Forecast			
Fortnightly Waste Forecast @220 litres per Apartment		14,960	litres per week
GD04 Residential Bin Storage Requirement per apartment (+manoeuvering space)		0.43	sqm/apartment
Total Residential Bin Storage		29.24	sqm
Waste storage based on:			
General non-recyclable refuse	47%	7,031	litres
Organic Food Waste	3%	449	litres
Paper / Card	25%	3,740	litres
Plastic/Metal/Glass	25%	3,740	litres
Total	100%	14,960	litres
1100 litre Eurobins			
General non-recyclable refuse		7	bins
Paper / Card		4	bins
Plastic/Metal/Glass		4	bins
Total		15	bins
240 litre Wheely Bins			
Organic Food Waste		2	bins

7.0 Block B - Waste Forecasts

The waste forecasts for Residential Waste are based on a rule of thumb calculation (Manchester Residential Quality Guidance) of 110 litres per apartment per week as shown:

Number of Dwellings x 110	=	Weekly waste in litres

Applying this to the development mix provides the following waste forecast:

51 x 110	=	5,610 litres per week
or	=	11,220 litres per fortnight

The forecast for the residential waste uses general rates derived from B25906:2005.

We have also reviewed current advice from DEFRA (Statistics on waste managed by local authorities in England in 2019/20) who advise that seperately collected food waste accounts for less than 3% of the volume of total residential waste. Organic food waste will be stored in four 240l bins and each apartment will be provided with a 23litre caddy for food waste.

The waste forecast and recycling proportions for the residential Block B is outlined on the following table (right).

It should be noted that the General Refuse Waste Stream can be further subject to recycling post collection depending on the collector's waste recovery strategy.

RESIDENTIAL APARTMENTS - BLOCK B (FORTNIGHTLY COLLECTIONS)

1 Bed		16	
2 Bed		35	
Total Number of Units		51	
Forecast			
Fortnightly Waste Forecast @220 litres per Apartment		11,220	litres per week
GD04 Residential Bin Storage Requirement per apartment (+manoeuvering space)		0.43	sqm/apartment
Total Residential Bin Storage		21.93	sqm
Waste storage based on:			
General non-recyclable refuse	47%	5,273	litres
Organic Food Waste	3%	337	litres
Paper / Card	25%	2,805	litres
Plastic/Metal/Glass	25%	2,805	litres
Total	100%	11,220	litres
1100 litre Eurobins			
General non-recyclable refuse		5	bins
Paper / Card		3	bins
Plastic/Metal/Glass		3	bins
Total		11	bins
240 litre Wheely Bins			
Organic Food Waste		2	bins

8.0 Townhouses - Waste Forecasts

Based on the MCC document 'GD 04 Waste Storage and Collection Guidance for New Developments Version 6' each individual household must be able to contain a minimum area that would house 4 x 240 litre bins externally. (960 litre total per houshold)

Total for 10 Houses:

General Waste	=	10 x 240 litre bins (2,400 litres)
Paper / Card	=	10 x 240 litre bins (2,400 litres)
Plastic / Glass	=	10 x 240 litre bins (2,400 litres)
Organic / Food Waste	=	10 x 240 litre bins (2,400 litres)

9.0 Waste Storage and Collection Frequency

9.1 Apartments

A small refuse store is provided to service each apartment block, located at ground floor- allowing residents at the upper levels to travel downstairs and dispose of waste without leaving the building. Residents of ground floor apartments are able to access the refuse store through the main entrance lobby.

Residents of the townhouses will each have their own dedicated refuse point in front of their property.

Based on the MCC document 'GD 04 Waste Storage and Collection Guidance for New Developments Version 6' the developer needs to provide 0.43 m2 of space per apartment.

Rodney Street will deliver 118 apartments across 2 residential blocks - 68 dwellings in Block A and 50 dwellings in Block B. On this basis, Block A needs to provide 29.24sqm of bin storage and Block B needs to provide 21.5sqm of bin storage as a minimum.

Residential Bin Stores planned within Block A and B:

Block A - Residential Bin Store	=	49.01sqm
Block B - Residential Bin Store	=	47.54sqm

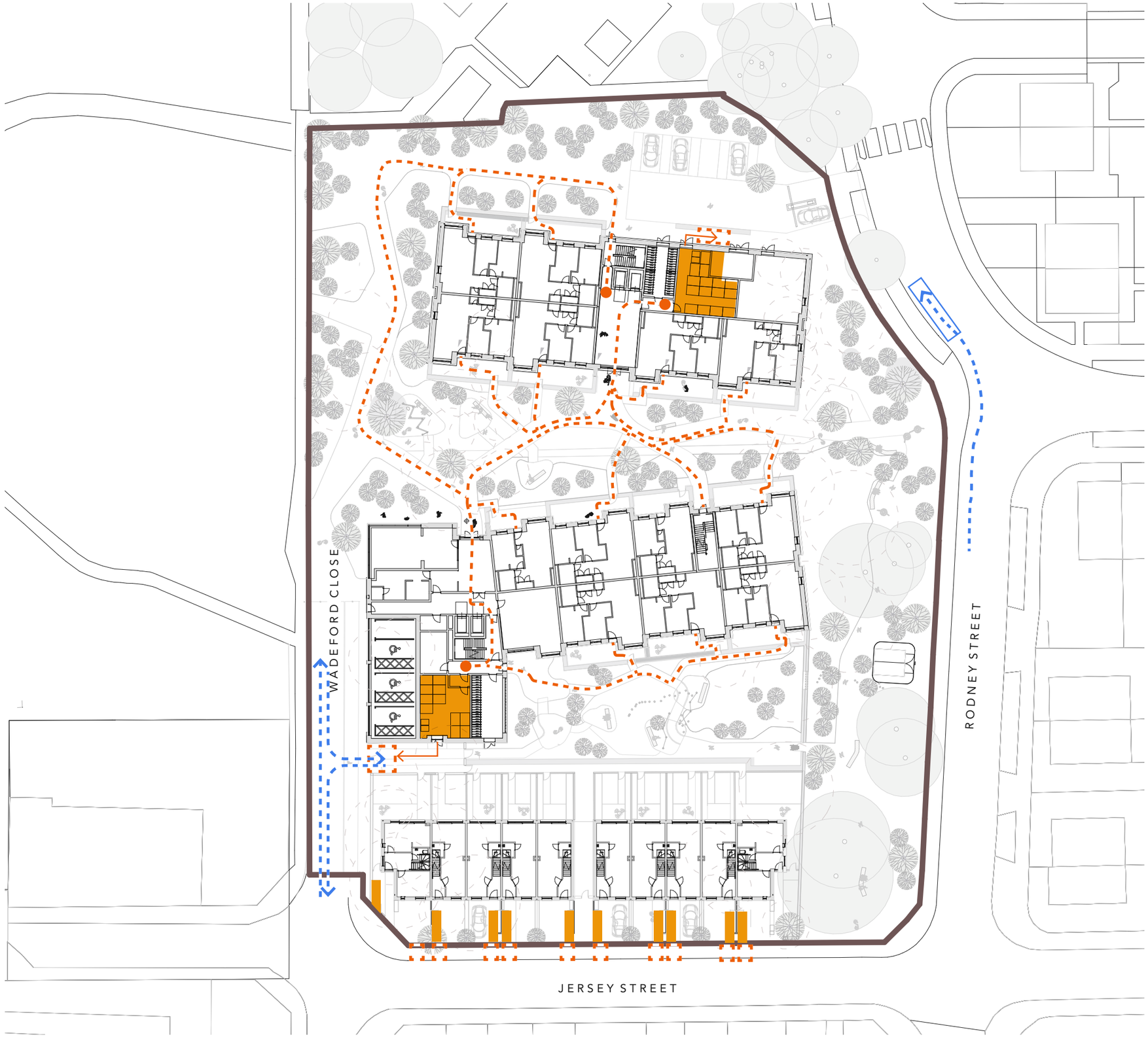
As such, both residential bin stores provided for the apartment blocks on the development site exceed the requirements stipulated within 'GD04 Waste Storage and Collection Guidance for New Developments Version 6'.

9.2 Townhouses

Based on the MCC document 'GD 04 Waste Storage and Collection Guidance for New Developments Version 6' each individual household must be able to contain a minimum area that would house 4 x 240 litre bins externally (960 litre total per household).

Key

- Residential Refuse Store
- Residential Refuse Management Route
- Residential Refuse Collection Point
- Refuse Vehicle Route (vehicle swept path analysis can be found within the transport statement, produced by Hydrock, submitted as part of this application)



10.0 Waste Management Strategy

Waste collection for Rodney Street will be supervised by the on-site building management team and involves bins being brought out immediately prior to collection and returned immediately after and ensuring areas are kept clean.

It is proposed that Residential Waste will be collected by the local Authority waste collection company.

The refuse containers will be wheeled a short distance from the refuse store to the collection vehicle. The route will be step free and will have a minimum width of 1.54m, ensuring adequate space for a bin to pass.

11.0 Correspondence with MCC Waste Team

Discussions with MCC Waste/Enviromental Health team were held in September 2021. Fortnightly collections for Residential Waste was discussed as well as the area of internal refuse stores. No significant issues were raised.

12.0 Waste Pro-Forma

Appendix E Proforma for Planning Applications

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes/ m^2 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 240 wheeled bin**
Pulpable Recycling	140 / 240	1 x wheeled bin	**1 x 240 wheeled bin**
Mixed Recycling	140 / 240	1 x wheeled bin	**1 x 240 wheeled bin**
Garden Waste	140 / 240	1 x wheeled bin	**1 x 240 wheeled bin**
Food Waste	23	1 x 23 litre 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.	**Block A Required space = 0.43m² per apartment** **Therefore: 68 apartments x 0.43m² = 29.24m²** **Actual space provided = 46.39m²** **Block B Required space = 0.43m² per apartment** **Therefore: 51 apartments x 0.43m² = 21.93m²** **Actual space provided = 40.14m²**

23

Commercial Developments

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

General Waste -	
Pulpable Recycling -	
Mixed Recycling -	N/A
Food Waste -	
Industrial Waste -	

Has / will a contract be obtained with a licenced waste carrier?	N/A

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	N/A

Internal Stores (Residential and Commercial)

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

Please refer to calculations in sections 6.0, 7.0, 8.0 and 9.0

Storage Areas for Waste Containers (Residential and Commercial)

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

Please refer to calculations in sections 6.0, 7.0, 8.0 and 9.0

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 -	**The bin stores will be provided with natural ventilation**
Hygiene -	**The floor and walls of the refuse stores 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 the cleanliness on a regular basis and will ensure that all areas of the site are kept clean as required.**

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

The management company staff will ensure that the bins are presented in a designated area within the demise of the development, ready for collection and will return the bins to the bin stores immediately after collection has taken place.

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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Architects | Masterplanners | Heritage Consultants