

Waste Management Strategy

Site Location: 4, Redgate Lane
Gorton
Manchester
M12 4RY

Proposal: Erection of a Second Floor Extension to Existing Building with retained class B1 (office) and class B8 (Warehousing)

On behalf of: Mr. Hamid Taqui

Introduction

This waste management strategy has been prepared to accompany the application for Planning Permission for the minor internal and external alterations including the erection of a second floor extension to the detached premises addressed 4 Redgate Lane, Manchester and should be read in conjunction with the application form including planning drawings.

The proposal is subject to a full planning application submitted on behalf of the applicant.

The information has been prepared following Manchester City Council's GD 04 Waste Storage and Collection Guidance for New Developments and to provide further details relating to the proposed waste storage and collection.

Estimated Volumes and Type of Waste produced by the Development

Please refer to drawing referenced PL-01 revision B – Proposed Block/Roof Plan and Floor Plans. The proposed ground floor plan indicates the location of the bin enclosure within the building. The area provides sufficient number of bins to separate general waste and recycling.

The capacity of bins meets the applicant's requirements and caters for the business needs which mainly produces cardboard type waste that is compacted and internally stored separately in the Bin Enclosure that is regularly collected by a private waste management company.

2No. 1100L Eurobins – Provided for general waste.

Separate Area allocated for the storage of recyclable cardboard waste.

Details of Internal Store for both general waste and recycling is shown on the drawing referenced above.

The collection point for both general waste and recycling is to remain as existing with sufficient room to manoeuvre and load from Copping Street. The collection vehicle parks directly adjacent to the loading bay shutter and is able to collect waste and exit the site onto a major road (Hyde Road/ Redgate Lane) in a forward gear.

During working hours and on a regular basis the waste is collated following which it is transferred to the bin enclosure that is the collection location awaiting removal.

The 2No. 1100litre 4 wheel bins are collected frequently and on a regular basis as well as the recyclable cardboard waste. As the waste area is located internally no bins or any form of waste is stored externally on the pavement awaiting collection.

The commercial waste calculation guidance has been reviewed and the details of individual developments need to be considered. The amount of waste storage requirement for this development is determined and the following factors taken into account –

- Volume and composition of waste
- Segregation
- On-site treatment
- Collection frequency

The primary waste generated by the development are varied quantities of cardboard, space is provided for storage in an efficient and safe manner. As for the general waste, commercial developments are generally provided with large 1100litre 4 wheel bins. The proposed 2No. 1100litre 4 wheel bins are considered more than enough based on the anticipated waste generation.

Bin Enclosure (Waste Storage Area)

The bin enclosure is clearly identified on the Proposed Ground Floor Plan with separate refuse area for general and recyclable waste. The location of the storage area allows easy removal over a smooth, continuous surface finish. Doorways are provided with minimum 1.3m clearance (double-doors) and ample walkway area within the store. As there are separate storage areas, the recycling location is the easiest to access for both storage and collection purposes. The floor and wall of the waste store are to be finished in a material that is impervious and easily kept clean.

Further information provided – refer to Appendix E Proforma for Planning Applications