

PROPOSED B8 USE SELF-STORAGE DEVELOPMENT

16-18 HYDE ROAD, ARDWICK, MANCHESTER

Waste Management Strategy

Prepared on behalf of:

Crown Advisory



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1.0 INTRODUCTION

1.1 Preamble

1.1.1 AXIS has been appointed by Crown Advisory (hereafter referred to as 'the Developer') to provide highways and transport advice to accompany a full planning application for the development of a B8 use self-storage facility on land located at No. 16-18 Hyde Road, in Ardwick, Manchester (hereafter referred to as 'the Proposed Development').

1.1.2 The purpose of this Waste Management Strategy (WMS) is to inform Manchester City Council (MCC), who is the relevant Local Planning Authority (LPA) and Local Highway Authority (LHA), and other key stakeholders of the proposed strategy for the storage, handling and collection of waste from the Site, once operational and that the waste arising from the Proposed Development will be managed in a safe and sustainable manner in accordance with key waste legislation and national and local waste policy.

1.2 Report Structure

- 1.2.1 With regards to the above, the remainder of this report will be structured as follows:
- **Chapter 2** sets out the national and local waste policy and guidance which is relevant to the Proposed Development;
 - **Chapter 3** outlines the intentions of the Developer in terms of the management, storage and collection of waste that would be generated by the Proposed Development; and
 - **Chapter 4** summarises and concludes the report.

2.0 WASTE POLICY AND GUIDANCE CONTEXT

2.1 Introduction

2.1.1 When developing refuse strategies, it is important to be cognisant of relevant national and local waste management policies. As such, this Chapter of the WMS reviews both national and local waste policy and guidance that is relevant to the Proposed Development, with reference to the following documents:

- Waste Management Plan for England (2021);
- National Planning Policy for Waste (2014);
- Waste Management in Buildings – Code of Practice (BS 5906:2005);
- Building Regulations Approved Document H, ‘Drainage & Waste Disposal’; and
- Manchester City Council’s Waste Storage and Collection Guidance Note (GD 04).

2.2 National Policy

Waste Management Plan for England (2021)

2.2.1 The Waste Management Plan for England, published in January 2021, is a non-site-specific document which provides an analysis on waste management in England.

2.2.2 The Waste Management Plan for England primarily sets out the Government’s ambition to achieve a more sustainable and efficient approach to the use and management of our waste, highlighting that planning plays a fundamental role in delivering the country’s waste ambitions.

2.2.3 The document states:

“The key is to ensure that the value we extract from resources is not exceeded by the costs of using them, and therefore that we do not produce excessive amounts of waste. It is also important to make sure that waste is optimally managed, so that the costs to society of dealing with waste, including the environmental costs, are minimised”.

National Planning Policy for Waste (2014)

2.2.4 National planning policy on waste is currently set out in the National Planning Policy for Waste (NPPW), published in October 2014, which sets out the detailed waste policies. The NPPW should be read in conjunction with the National Planning Policy Framework (NPPF), which was most recently revised in July 2021, and the Waste Management Plan for England.

2.2.5 The NPPW states:

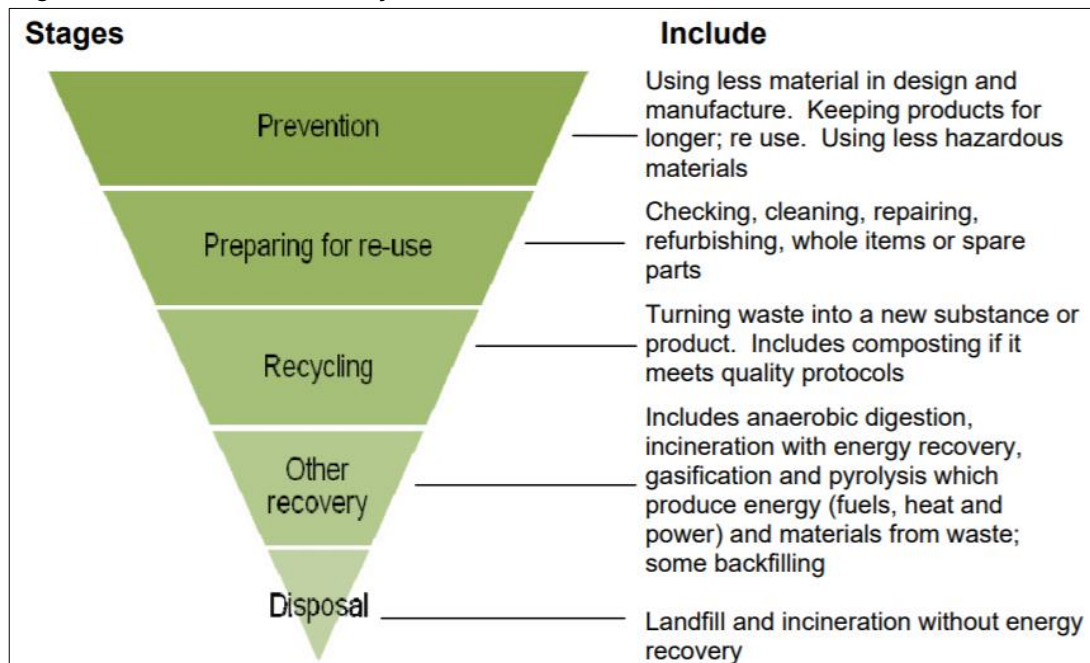
“Positive Planning plays a pivotal role in delivering this country’s waste ambitions through:

- *Delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy;*
- *Ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities;*
- *Providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste;*
- *Helping to secure the re-use, recovery, or disposal of waste without endangering human health and without harming the environment; and,*
- *Ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste”.*

2.2.6 The principal objective of the Waste Hierarchy, as set out in NPPW, is to minimise the environmental costs of waste. At the top of the hierarchy, and the most effective environmental solution, is to reduce the generation of waste (i.e. prevention). Where this is not possible, the key aim is to ensure that waste is managed safely, sustainably, and responsibly.

2.2.7 **Figure 2.1** illustrates the waste hierarchy, as set out in Appendix A of the NPPW.

Figure 2.1 – The Waste Hierarchy



Waste Management in Buildings – Code of Practice (BS 5906:2005)

- 2.2.8 To complement the Waste Management Plan for England, a National Code of Practice (BS 5906:2005) document has been developed and this provides useful information relating to waste forecasting and new build developments.

Building Regulations

- 2.2.9 In addition to the above guidance, all new developments must comply with the requirements contained within the Building Regulations Approved Document H entitled 'Drainage & Waste Disposal'. This states that adequate means of storing solid waste should 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 the waste collection point.

2.3 Local Policy

- 2.3.1 At a more local level, MCC has prepared a Waste Storage and Collection Guidance Note (GD 04 v6.00) which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set out in the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.

2.3.2 The document sets out that new developments should provide safe and convenient facilities for the recycling and disposal of waste. As such, all planning applications for new developments and conversions must include a WMS that includes:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.

2.3.3 Furthermore, all planning applications must complete and submit the waste proforma document, as contained in Appendix E of the guidance note (GD 04).

2.4 Compliance with Policy

2.4.1 The waste generated from the Proposed Development will be managed, wherever possible, in accordance with the Waste Hierarchy to ensure that the WMS supports the principles of sustainability.

2.4.2 The following sections of this report will set out the proposed strategy of waste management in accordance with the policies highlighted above. The completed MCC waste proforma document, referred to in **Paragraph 2.3.3** above, is contained within **Appendix A**.

3.0 WASTE MANAGEMENT STRATEGY

3.1 Introduction

3.1.1 A key element of national and local policy is to ensure that new developments maximise recycling whilst minimising waste generation. It is important to ensure that developments facilitate high recycling rates by providing convenient, attractive and simple means to achieve the Government's goals.

3.1.2 Furthermore, in accordance with Section 34 of the Environmental Protection Act 1990, the Developer has a legal duty of care to ensure that all waste generated on-site is stored, transported, and disposed of responsibly, without causing harm to the environment.

3.1.3 As such, the Developer will ensure that:

- All waste generated at the Proposed Development will be segregated, stored and transported appropriately and securely to prevent unauthorised or harmful impacts on the environment;
- All waste will be transported and handled by an authorised waste contractor (i.e. those with an appropriate waste carrier's licence) and all waste shall be received at an authorised waste treatment or disposal facility. In this instance it will be MCC and their Nominated Providers(s); and,
- Waste transfer notes are completed accordingly, including an accurate description of the waste, and when it was taken.

3.1.4 With regards to the above, the following sub-sections of this report set out the waste management strategy for the proposed development with due regard to the following:

- Waste forecasts;
- Bin types;
- Internal arrangements; and,
- Waste collection strategy.

3.2 Waste Forecast

Commercial Developments

- 3.2.1 In accordance with MCC's Waste Storage and Collection Guidance for New Developments (GD 04), *"all commercial developments, including new developments, changes in use and commercial extensions require facilities for the storage and collection of waste and recycling. Operators of commercial premises are required by law to enter into a commercial waste agreement with a registered waste carrier for the disposal of their waste. The provision of space for recyclable material in commercial developments is likely to result in lower commercial waste collection charges, as well as providing a practical demonstration of the occupant's concern for environmental issues."*
- 3.2.2 Although the Proposed Development does not sit within the 'office' category or any other category within the GD 04 guidance, the nature of the proposed self-storage facility is perhaps most in keeping with offices, from all of the land uses referred to in the guidance. The self-storage units are unlikely, in and of themselves, to generate significant volumes of waste, and the majority of waste is more likely to be generated by the administrative function (offices) of the facility.
- 3.2.3 Within the guidance, the recommended total waste storage capacity for offices is 2,600l per 1,000m² GFA. 50% of this capacity should be retained for recycling.
- 3.2.4 Set in the context of the Proposed Development, the office component would be likely be no more than 10% of the total GFA (i.e. 743m² GFA). On this basis, the Proposed Development would likely require a total of around 1,932l waste storage capacity.
- 3.2.5 The Proposed Development comprises a bin store located within the south-western corner of the Site, which is circa 33m² in size, and will therefore provide sufficient storage room for the required refuse bins to deal with the Proposed Development's waste demands.
- 3.2.6 The location of the bin store is shown on the proposed site layout plan contained in **Appendix B**.

3.3 Bin Types

- 3.3.1 Due to the nature of the Proposed Development, and as discussed above, the anticipated waste generation would be very low compared to other B8 developments. There would be a small (likely to be less than 10% of total GFA) office component that would generate normal office waste. The self-storage component would generate very little waste as such, since tenants will be obligated to take-away their belongings that they store at the end of their tenancy.
- 3.3.2 Given this and the need identified earlier, and for robustness, it is proposed to provide 1no. 1,100l Eurobin (mixed recycling) and 1no. 1,100l Eurobin (general waste) associated with the Proposed Development.
- 3.3.3 The proposed bin store will be enclosed with a suitable boundary treatment, a single internal gate to the Proposed Development and double gates onto the footway (note – the gates will open inwards) for ease of on-street collection. All bins will be fitted with a secure lid to ensure that the area will be kept free of pests, and to prevent odours entering the surrounding public areas. The refuse area will be maintained and kept clean by the Site's management on a regular basis.
- 3.3.4 Furthermore, the enclosed external bin store will ensure that bins will be stored safely, away from the public highway and, in turn, protecting the amenity of the surrounding area.
- 3.3.5 The refuse area will cater for the storage of waste prior to being transported off site, details of which are set out within the following sub-section of this report.

3.4 Waste Collection Strategy

- 3.4.1 Refuse collection will be undertaken by a private commercial waste collection company at a frequency to be determined as part of the contract.
- 3.4.2 Refuse collection vehicles will service the Site from an on-street location along Apsley Grove, to the south of the Site.

4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

- 4.1.1 AXIS has been appointed by Crown Advisory to provide highways and transport advice to accompany a full planning application for the development of a B8 use self-storage facility on land located at No. 16-18 Hyde Road, in Ardwick, Manchester.
- 4.1.2 This WMS sets out how the Developer intends to manage the waste which would be generated from the Proposed Development and addresses the proposed strategy for the storage, handling and collection of waste from the Site, once operational.
- 4.1.3 The report has been prepared in accordance with both local and national waste policy and concludes that the site will adequately cater for the sustainable storage, handling and transporting of all waste generated on site.

4.2 Conclusions

- 4.2.1 From a waste management perspective, there are no reasons why the development proposals should not be granted planning permission.

APPENDIX A – MCC WASTE PROFORMA

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

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.	n/a

Commercial Developments

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

General Waste - 1no. 1,100l Eurobin
Pulpable Recycling - 0
Mixed Recycling - 1no. 1,100l Eurobin
Food Waste - 0
Industrial Waste - 0

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

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

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

n/a

Storage Areas for Waste Containers (Residential and Commercial)

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

The Proposed Development comprises a bin store located within the south-western corner of the Site, which is circa 33m² in size, and will therefore provide sufficient storage room for the required refuse bins to deal with the Proposed Development's waste demands.

The location of the bin store is shown on the proposed site layout plan contained in Appendix B.

The proposed bin store will be enclosed with a suitable boundary treatment, a single internal gate to the Proposed Development and double gates onto the footway (note – the gates will open inwards) for ease of on-street collection. All bins will be fitted with a secure lid to ensure that the area will be kept free of pests, and to prevent odours entering the surrounding public areas. The refuse area will be maintained and kept clean by the Site's management on a regular basis..

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 - The external bin store would be well ventilated as it would not have a roof.

Hygiene - All bins will be fitted with a secure lid to ensure that the area will be kept free of pests, and to prevent odours entering the surrounding public areas. The refuse area will be maintained and kept clean by the Site's management company on a regular basis.

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

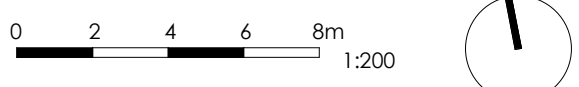
The bin store would have a double gate directly onto the footway for ease of on-street collection by the private commercial waste collection company.

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

APPENDIX B – PROPOSED SITE LAYOUT PLAN



P7	11/04/23	SA	SH	Amended Entrance Accesses	
P6	29/03/23	SA	SH	Amended Drawing as Client Comments	
P5	23/03/23	AK	SH	Amended Drawing & CDA Ramp	
P4	24/03/22	SA	SH	Amended Car Park Layout & Roof Height	
P3	17/03/22	SA	SH	Amended Site Levels	
P2	05/03/22	SA	SH	Amended Drawings	
P1	23/09/22	SA	SH	Initial Issue	
No.	Date	Drawn	Chk	App	Revision or reason for issue

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Project Title	16-18, Hyde Road, Manchester M12 6AW
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Scale / North Point
1 : 200Drawing Title
Proposed Site Plan

Drawing Number	Revision
A1414(02)001	P7
Drawing Status	
Preliminary	