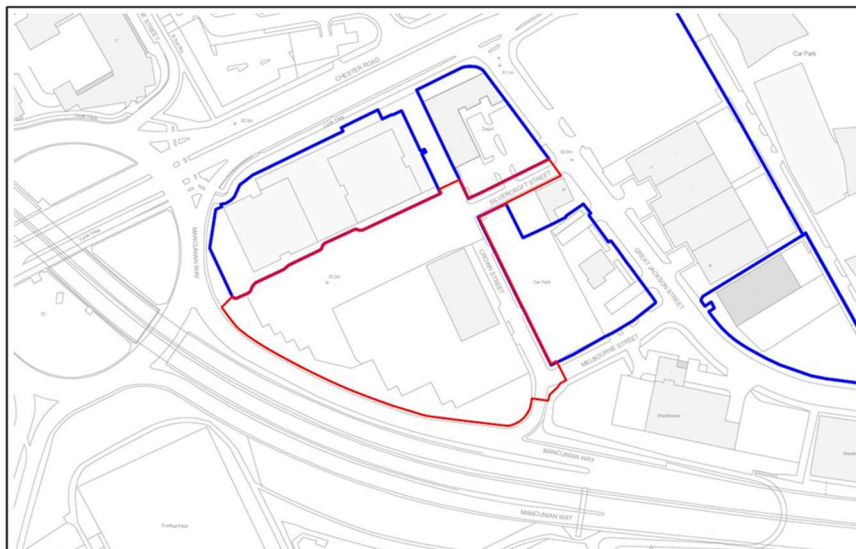


Crown Street Phase 2 Waste Strategy Update

February 2023 v2

Introduction

1. Vectos have been instructed by Renaker Build Ltd to update the waste strategy Crown Street Phase 2 which forms part of the Great Jackson Street Regeneration Area. It forms part of Plot C, which will be delivered in three separate phases. This application is the second of the three phases.
2. The site is bound by Silvercroft Street, Crown Street, and the Mancunian Way as indicated below.



3. The development includes the erection of two 51-storey residential buildings (Buildings C4 and C5) incorporating a shared podium accommodating residential amenity facilities and ground floor commercial units. Each building has separate private car and cycle parking within a three-storey basement and there is a three-storey basement public car park with access on to Silvercroft Street. The site also benefits from a new public park and quality landscaping and public realm works.
4. There is a Primary School being developed on site, and this land use along with the commercial units they will manage their waste within their own demise and have a commercial collection on a regular basis by a licenced operator. This update does not cover the waste generated by these units.
5. There has been a small change to the residential apartment provision and this Technical Note assesses the small change in waste generation using the MCC factors as applied for the original submission and considers whether this has a material change in Bin Store provision.

Development Proposals Update

6. The plans approved under 126668/FO/2020 as amended by 131955/NMC/2021 for Buildings C4 and C5 are:

Building C4	Building C5
414 units	441 units
129 x one beds	143 x one beds
262 x two beds	246 x two beds
18 x three beds	36 x three beds
5 x penthouses	6 x penthouses

7. It is proposed that the number of apartments in Building C5 is changed slightly as follows:

Building C4	Building C5
414 units	445 units
129 x one beds	151 x one beds
262 x two beds	242 x two beds
18 x three beds	44 x three beds
5 x penthouses	8 x penthouses

Waste Forecast Update

8. MCC apply a waste generation factor of 110litre per apartment and so with the extra 4 units in Building C5 the weekly waste volume increases from 48,510 litres to **48,950 litres per week** an increase of **440 litres per week**.
9. The updated waste forecasting table that forecasts the recycling waste streams and the bin storage requirement is given in **Table 1** overleaf.
10. Compared to the waste forecasting submitted to the support the planning application this small change in apartment numbers does not give rise to an increase in the Bin Storage requirement and does not change the waste strategy.

Table 1 Waste Generation & Recycling Rates

Crown Street Phase 2 Waste Forecast

13.02.23 (v4)

vectors.

PART OF
SLR

Building C4

RESIDENTIAL APARTMENTS

Number of Units	=	414
1 Bed	=	134
2 Bed	=	262
3 Bed	=	18

Weekly Waste Forecast @110 litres per Apartment

= 45540 litres per week

GD04 Bin Storage Requirement Residential

= 0.43 sqm per Apartment (+manoeuvring space) = 178 sqm

Recycling Streams

Assume Tri-Separator so Organic Waste goes into General Refuse

	General Refuse	Organic	Paper/ Card	Plastic/ Metal/ Glass	Total
Waste Recycling %	48.89%	2.22%	24.44%	24.44%	100%
Waste storage based on:	23276	1012	11132	11132	45540
	1100litre Eurobins		11	11	44

Building C5

RESIDENTIAL APARTMENTS

Number of Units	=	445
1 Bed	=	151
2 Bed	=	250
3 Bed	=	44

Weekly Waste Forecast @110 litres per Apartment

= 48950 litres per week

GD04 Bin Storage Requirement Residential

= 0.43 sqm per Apartment (+manoeuvring space) = 191 sqm

Recycling Streams

Assume Tri-Separator so Organic Waste goes into General Refuse

	General Refuse	Organic	Paper/ Card	Plastic/ Metal/ Glass	Total
Waste Recycling %	48.89%	2.22%	24.44%	24.44%	100%
Waste storage based on:	25019	1088	11966	11966	48950
	1100litre Eurobins		11	11	45

C4 Ancillary Commercial Space (A1/A2/A3/A4)

RETAIL

BS5906:2005 10 litres per sqm per week

Area 264 sqm @ 10 litres per sqm per week
= 2640 Litres of Waste per Week

Recycling Streams

* Based on WRAP Waste Ratios

	General Refuse (inc Organic)	Paper/ Card	Plastic/ Metal/ Glass	Total
Waste /Recycling	50.00%	25.00%	25.00%	100%
Litres Per Week	1320	660	660	2640
Bin Storage with Collection every other day	1	1	1	

C5 Ancillary Commercial Space (A1/A2/A3/A4)

RETAIL

BS5906:2005 10 litres per sqm per week

Area 226 sqm @ 10 litres per sqm per week
= 2260 Litres of Waste per Week

Recycling Streams

* Based on WRAP Waste Ratios

	General Refuse (inc Organic)	Paper/ Card	Plastic/ Metal/ Glass	Total
Waste /Recycling	50.00%	25.00%	25.00%	100%
Litres Per Week	1130	565	565	2260
Bin Storage with Collection every other day	1	1	1	