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Neptune Mill
Chapelton St, Manchester

Waste Management Strategy
353 PD 0003 (P2)

April 2023



1.0 CONTEXT

Location

The building is located on Chapeltown Street in the Piccadilly East area of the city and is adjacent to the Crusader Mill residential development. Primary vehicular access is via Chapeltown Street with access for smaller vehicles also available from Baird Street.

Use

The Building will primarily consist of office space, with four of the five floors dedicated to this use. The ground floor will be in Use Class E but at this stage there is no tenant in place and so waste generated can not be accurately determined. For the purposes of this document a retail use has been assumed.

2.0 WASTE MANAGEMENT

Number of Containers

The following calculations for each type of waste generated are taken from Manchester City Council's Waste Storage and Collection Guidance document GD 04. This recommends the following total waste storage capacities:

Office use - 2,600 litres per 1,000 sq.m gross floor area with 50% retained for recycling

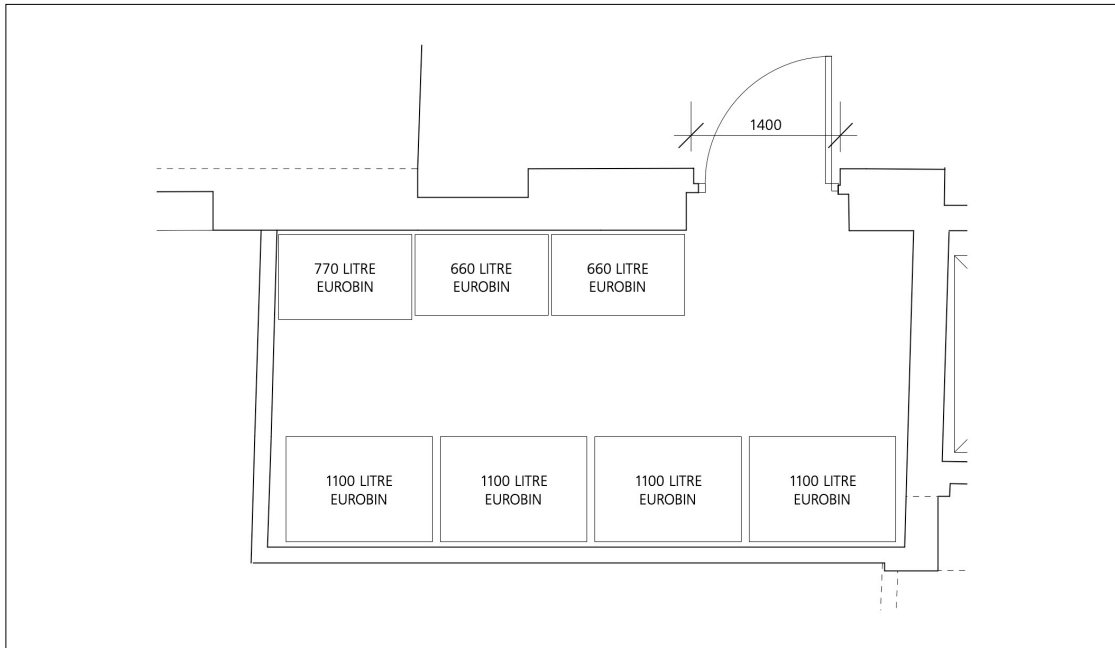
Retail Use - 5,000 litres per 1,000 sq.m gross floor area with 50% retained for recycling

It has been assumed that the amount retained for recycling will be split equally between pulvable recycling (paper and card) and mixed recycling (glass, plastic and cans)

Waste Type	Requirement	Containers Provided
Office Use		
Total Waste Generated 2,600 litres/1,000 sq.m x 1,650 sq.m	4290 litres	
General Waste	2145 litres	2 x 1100 litre eurobin
Pulpable Recycling	1073 litres	1 x 1100 litre eurobin
Mixed Recycling	1073 litres	1 x 1100 litre eurobin
Ground Floor Use		
Total Waste Generated 5,000 litres/1,000 sq.m x 291 sq.m	1455 litres	
General Waste	728 litres	1 x 770 litre eurobin
Pulpable Recycling	364 litres	1 x 660 litre eurobin
Mixed Recycling	364 litres	1 x 660 litre eurobin

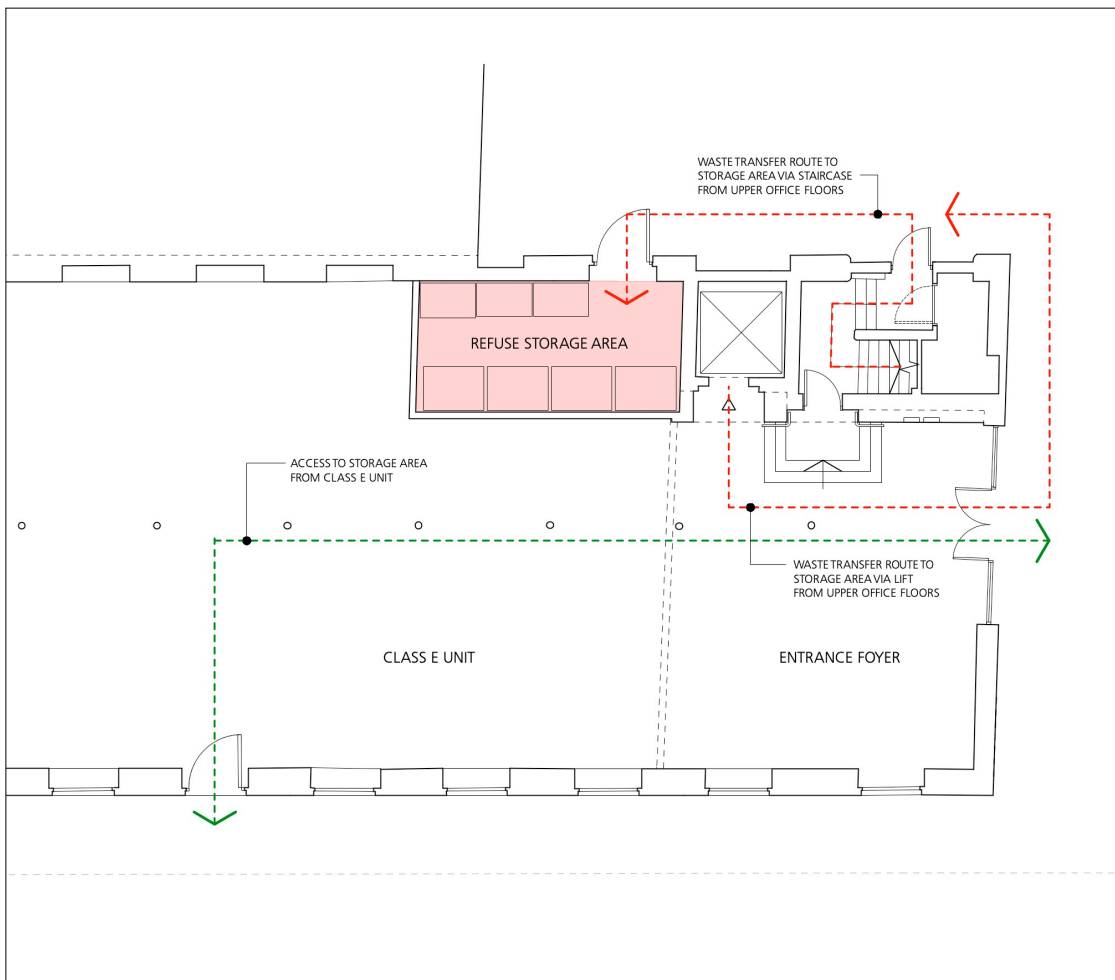
Storage

Space is provided for the storage of the containers outlined above within the refuse store located on the ground floor of the building. This storage area measures 6m x 3m and has direct external access from the courtyard via a louvred door. The layout of bins within the store is shown overleaf.



Transfer

Occupants will transfer the waste from the offices or ground floor unit to the communal refuse store as often as required. The distance to the store from the foot of the stair is 7m and from the lift entrance is a maximum of 23m. The route for transfer is shown on the diagram below.



Collection

Collections will be on specific days for each kind of waste and just prior to this the bins will be removed from the bin store and placed at the collection point. The distance from the storage area to the collection point is approximately 20m and is a smooth tarmac surface.

The collection vehicle will travel down Chapeltown Street and loading bays are available immediately adjacent to the collection point.

The collection point and the route are shown on the diagram below.

