

WASTE MANAGEMENT STRATEGY

iQ Student Accommodation

Proposed Student Accommodation Development,
Echo Street, Manchester

April 2023

Waste Management Strategy
VN232539

Report control

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Project: Echo Street, Manchester

Client: iQ Student Accommodation

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Contents

1	Introduction	1
	Overview	1
	Report Structure	1
2	Development Proposals	2
	Overview	2
	Amenity Spaces	2
	Public Realm Improvements	2
	Car Parking	3
	Cycle Parking	3
	Access Strategy	3
	Servicing Strategy	4
3	Waste Strategy and Forecasts.....	5
	Overview	5
	Policy Context	5
	Waste Strategy	7
	Waste Recycling Proportions	8
4	Refuse Storage	9
5	Waste Transfer	10
6	Summary and Conclusion	15
	Summary.....	15
	Conclusion	15

Appendices

- Appendix A
 - Appendix B
 - Appendix C
- Proposed Ground Floor & Basement Plans
 - External Areas including Location of Loading Bay
 - Waste Pro-Forma

1 Introduction

Overview

- 1.1 This Waste Management Strategy report has been prepared by Vectos on behalf of iQ Student Accommodation in support of the proposed Echo Street student accommodation development on the corner of Echo Street and Granby Row in Manchester City Centre.
- 1.2 The development proposals are for purpose-built student accommodation (sui generis) comprising 3 interlinked tower blocks with intermediary linking block buildings, associated amenity space and external landscaping. The development will provide a total of 1,224 purpose-built student accommodation (PBSA) bed spaces.
- 1.3 The planning application for development is also supported by a Transport Assessment (TA) and a Framework Travel Plan (FTP) prepared by Vectos.
- 1.4 This strategy report will examine the various waste streams that will be generated by the development, assess the refuse storage provision and set out the strategy for minimising waste generation and the collection of waste. The waste strategy will also set out the means of recycling the material generated.

Report Structure

- 1.5 Following this introductory chapter, this Waste Strategy considers the following:
 - Chapter 2 outlines the development proposals including the proposed strategy for refuse vehicles servicing the site;
 - Chapter 3 considers the Waste Management Strategy for the development and forecasts for waste trips,
 - Chapter 4 forecasts the refuse storage;
 - Chapter 5 assesses the waste transfer routes; and
 - Chapter 6 presents the summary and conclusions to this report.

2 Development Proposals

Overview

- 2.1 The development proposals are for PBSA (sui generis) comprising 3 interlinked tower blocks with intermediary linking block buildings, associated amenity space and external landscaping. The development will provide a total of 1,224 PBSA bed spaces.
- 2.2 A copy of the proposed ground floor layout plan showing the bin store for Block C and the basement plan showing the Bin Store for Blocks A+B is provided in **Appendix A**.
- 2.3 Bed spaces will be provided within each of the 3 tower blocks, as well as in the linking block buildings. The breakdown of each proposed block is as follows:
 - Block A (adjacent to Vimto Gardens)
 - 16-storeys, providing 150 studios and 75 cluster bedrooms (225 bed spaces total)
 - Block B (middle block)
 - 22-storeys, providing 115 studios and 255 cluster bedrooms (370 bed spaces total)
 - Block C (adjacent to Echo Street)
 - 28-storeys, providing 162 studios and 275 cluster bedrooms (437 bed spaces total)
 - Link block AB (connecting blocks A and B)
 - 12-storeys, providing 80 studios
 - Link block BC (connecting blocks B and C)
 - 16-storeys, providing 112 studios

Amenity Spaces

- 2.4 A number of high quality, shared amenity spaces for the use of residents will be provided throughout the development. These will include a reception, lounge areas, study-space, a gym and post lockers. The majority of these amenity spaces would be provided at ground floor level in order to overlook and activate the public realm.

Public Realm Improvements

- 2.5 A number of public realm improvements are proposed along Granby Row and Echo Street and these can be seen in the proposed site plan provided in **Appendix B**.
- 2.6 It can be seen from this plan that under the proposals, the footway along the southern side of Granby Row would be widened along the site frontage. Additionally, raised table arrangements will be provided to act as a traffic calming measure and to aid pedestrian movement across the street, and improved surface treatments will be provided. The pedestrian environment will therefore be significantly improved by these changes which will help to promote pedestrian movement to and from the site.

- 2.7 Eight of the existing thirteen on-street car parking bays along Granby Row adjacent to the site will be retained and two of these will be designated as disabled bays. It has been observed that these bays are under-utilised, and the the proposed loss of five bays along Granby Row is not anticipated to result in any impact on overall parking provision in the City Centre. The availability of short term parking along Granby Row will provide a convenient parking resource for those visiting the site by car.

Car Parking

- 2.8 No car parking will be provided within the site. It is expected that the majority of trips to and from the site will be made by modes other than the private car. The site is located in a highly accessible location for walking, cycling, bus, Metrolink and rail and therefore providing a car-free development at this location is considered acceptable.
- 2.9 Eight on-street pay and display car parking bays will be retained on Granby Row along the site frontage offering 2-hour parking. Two of these will be designated as disabled bays to facilitate convenient car access to the development for the mobility impaired.

Cycle Parking

- 2.10 To enhance the convenience of cycle use and help promote this sustainable form of transport, 313 long stay cycle spaces will be provided within the site and 8 short-stay cycle spaces will be provided externally.
- 2.11 The long stay cycle parking will be provided within two secure cycle stores within the basement level of Blocks A and B.
- 2.12 The basement will be accessed via secure access gates leading onto Echo Street. The gates will be fob controlled for ease of access. Access to the basement will also be available from within the building via lift or stairs.

Access Strategy

- 2.13 Vehicular access to the site will be provided from its south-eastern corner on Echo Street. This access will be ramped, and it will provide access to the rear of the building for maintenance vehicles only. This will also be the access point for cyclists accessing and exiting the cycle store with their bike.
- 2.14 Pedestrian access will be provided from the northern façade of the development on Granby Row via a security lobby.

Servicing Strategy

- 2.15 A new loading bay will be provided on Echo Street. This will provide a convenient location for servicing and loading activity associated with the proposed development, and all servicing and loading activity will therefore be directed to Echo Street.
- 2.16 The loading bay is able to accommodate two small vans at one time, or a larger vehicle such as a refuse vehicle. Loading activity can also occur along Echo Street and Granby Row in accordance with the waiting restrictions on these roads however it is expected that the level of servicing and delivery activity generated by the development can be accommodated within the new loading bay.
- 2.17 As is described later, refuse collection will take place from Echo Street from the new loading bay, close to the bin store.

3 Waste Strategy and Forecasts

Overview

- 3.1 This section of the report outlines the management of waste. Waste forecasts are discussed before the site's refuse storage provision is detailed and subsequent waste transfer strategy.

Policy Context

- 3.2 Manchester City Council (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. This guidance GD04 requests that a Waste Pro Forma is completed to support development applications and this is presented in **Appendix C**.
- 3.3 For clarity the waste collection for PBSA is treated as a commercial operation rather than a council based collection regime.
- 3.4 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.
- 3.5 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.
- 3.6 The Waste (England and Wales) (amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate wastepaper, metal, plastic and glass in different waste streams.
- 3.7 Another change will be 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 in **Figure 3.1**.

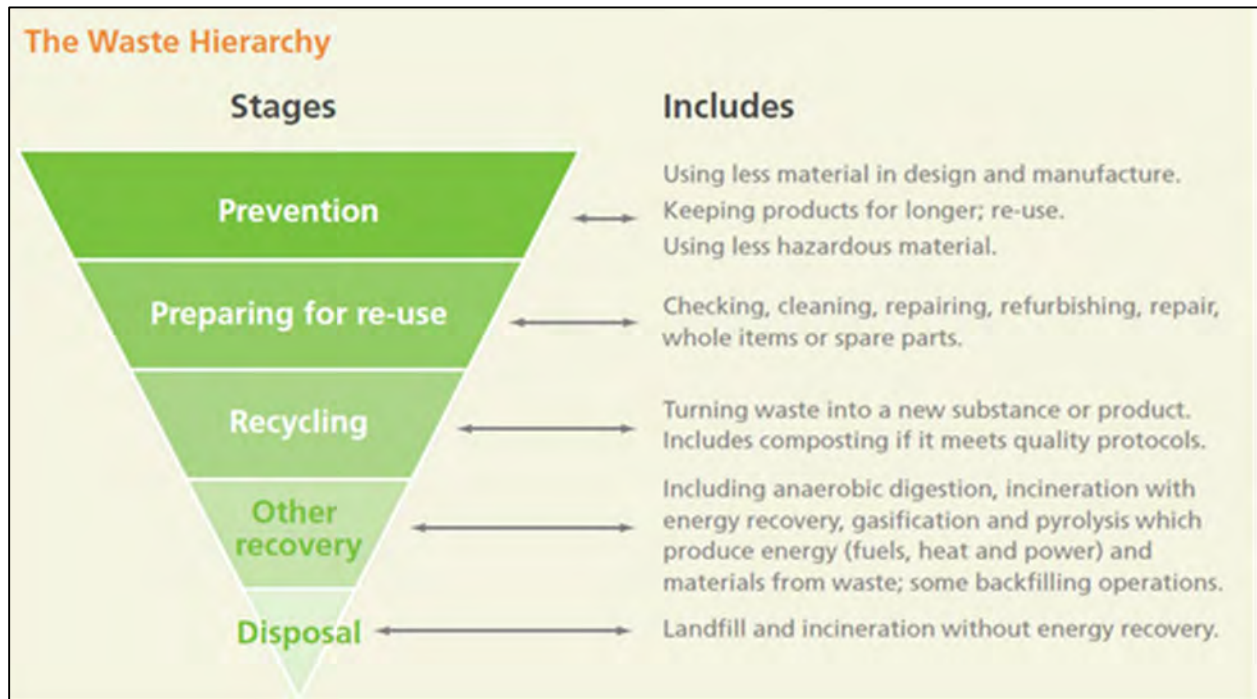


Figure 3.1: Waste Hierarchy

- 3.8 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.
- 3.9 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by the management company can help meet MCC's and the government's aspirations.
- 3.10 The waste collection would be overseen by the management company for the development and they would appoint a licenced waste carrier to remove the waste. The management company would have responsibility to ensure the internal and external areas are kept clean and to move the bins in coordination with the occupiers. Refuse store areas would also be subject to appropriate ventilation.
- 3.11 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.

Waste Strategy

- 3.12 Student residents would take their waste via lifts to the bin stores in the Basement for Blocks A+B and at Ground floor level for Block C and deposit their waste into the bins there.
- 3.13 The four Waste Streams for the student residents is given in **Figure 3.2** below:



Figure 3.2: Student Residential Waste Streams

Waste Recycling Proportions

- 3.14 The waste forecasts for Student Accommodation have been based on a typical waste generation rate of 100 litres per bedspace per week.
- 3.15 The proportion of waste in each waste stream is based on a mix of surveys and information from PBSA operators.
- 3.16 The forecast of waste generation and the allocation of this waste volume to the relevant waste streams is given in **Table 3.1** below.

Table 3.1 Echo Street Student				vectos. PART OF SLR	
Waste Forecast and Bin Storage					
VN232539 v1					
Student Accomodation					
Blocks A&B					
Bedspaces		675			
Waste Forecast					
Waste Forecast (100 litres per Bedspace per Week)					
		=	67500	litres per week	
		=	9643	litres per day	
Student Accommodation					
Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	45%	5%	25%	25%	100%
Litres per Week	30375	3375	16875	16875	67500
Litres per Day	4339	482	2411	2411	9643
Daily Eurobin Lifts	4		3	3	10
Daily 240 litre Bin Lifts		3			3
Student Accomodation					
Block C					
Bedspaces		549			
Waste Forecast					
Waste Forecast (100 litres per Bedspace per Week)					
		=	54900	litres per week	
		=	7843	litres per day	
Student Accommodation					
Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	45%	5%	25%	25%	100%
Litres per Week	24705	2745	13725	13725	54900
Litres per Day	3529	392	1961	1961	7843
Daily Eurobin Lifts	4		2	2	8
Daily 240 litre Bin Lifts		2			2

4 Refuse Storage

4.1 The proposed Bin sizes for the development are described below in **Figure 5.1**.

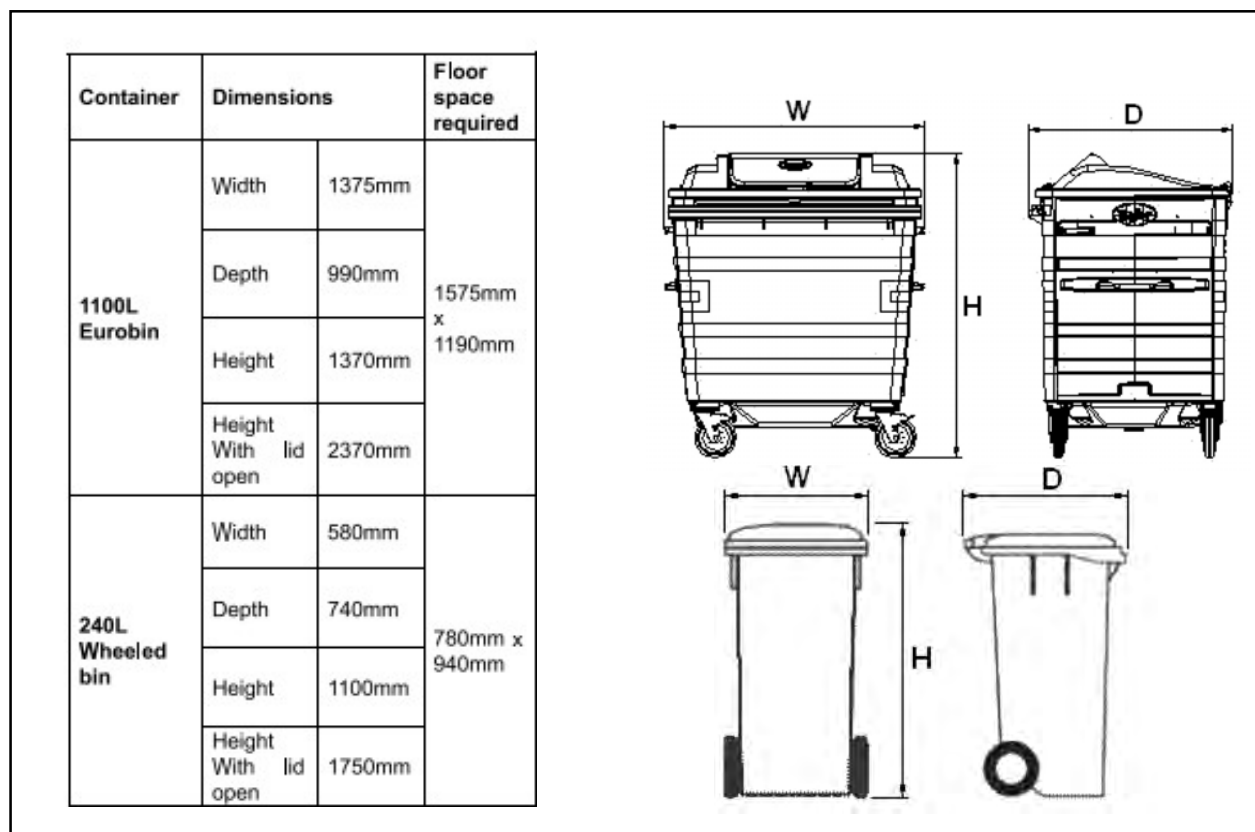


Figure 5.1 Bin Sizes

- 4.2 Refuse collection would be made on a daily basis. The number of refuse containers needed has been described in **Table 3.1**. For Blocks A+B there is a need for 10 Eurobins and 3 x 240litre foodbins. In Block C there is a requirement for 8 Eurobins and 2 x 240litre foodbins.
- 4.3 The bin stores would have impervious floors, bump strips to avoid damage to doors and walls, be appropriately ventilated and to assist in cleaning, the bin stores will benefit from a nearby water outlet. It will be the responsibility of the on-site management team to keep the bin stores and transfer routes clean. The bin doors are a minimum of 1.3m wide and the bins stores would be covered by CCTV to monitor activity there.
- 4.4 The Bin stores are presented in the proposed layout plans at **Appendix A**. As is shown on these plans the Bin Store for Blocks A+B can provide space for 19 x Eurobins and 4 x 240litre foodbins. Block C can provide space for 9 x Eurobins and 3 x 240litre foodbins and therefore the bin storage is in excess of the forecast daily demand.
- 4.5 If there is a need for bulk collection of waste such as furniture, then space is available to store that for collection which would be charged to the student.
- 4.6 At the end of term when apartments are being vacated there could be additional waste generated. In these circumstances there is the option for additional collections to be made.

5 Waste Transfer

- 5.1 Within the apartments there would be appropriate bins with carry handles for the three main waste streams and a food caddy for food waste.
- 5.2 Students would take the waste from their apartments via the lift to the relevant bin stores at Ground Floor or Basement as shown in **Figures 5.1** and **5.2** below.

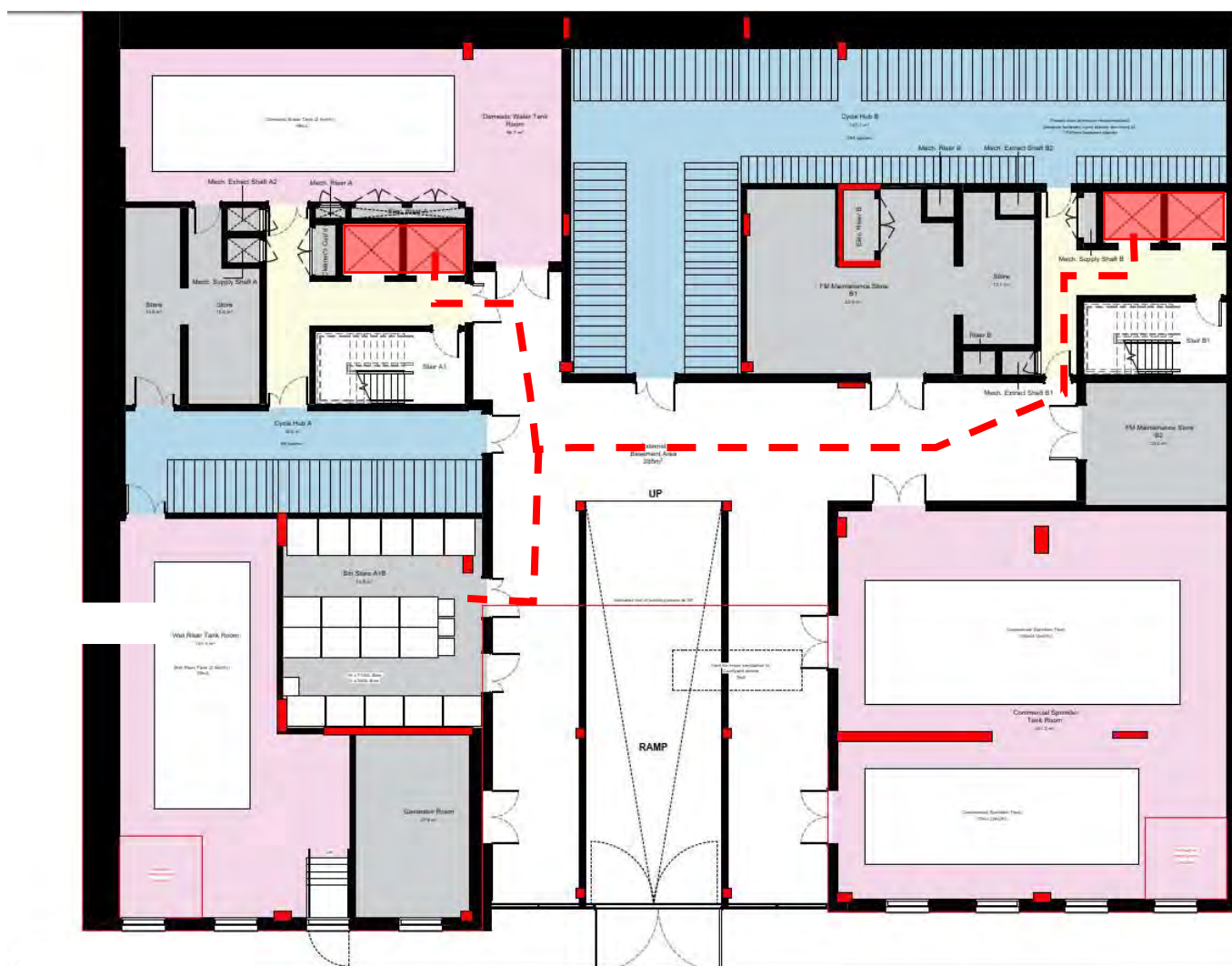


Figure 5.1 Waste Transfer Route from Lift to Blocks A+B Basement Bin Store

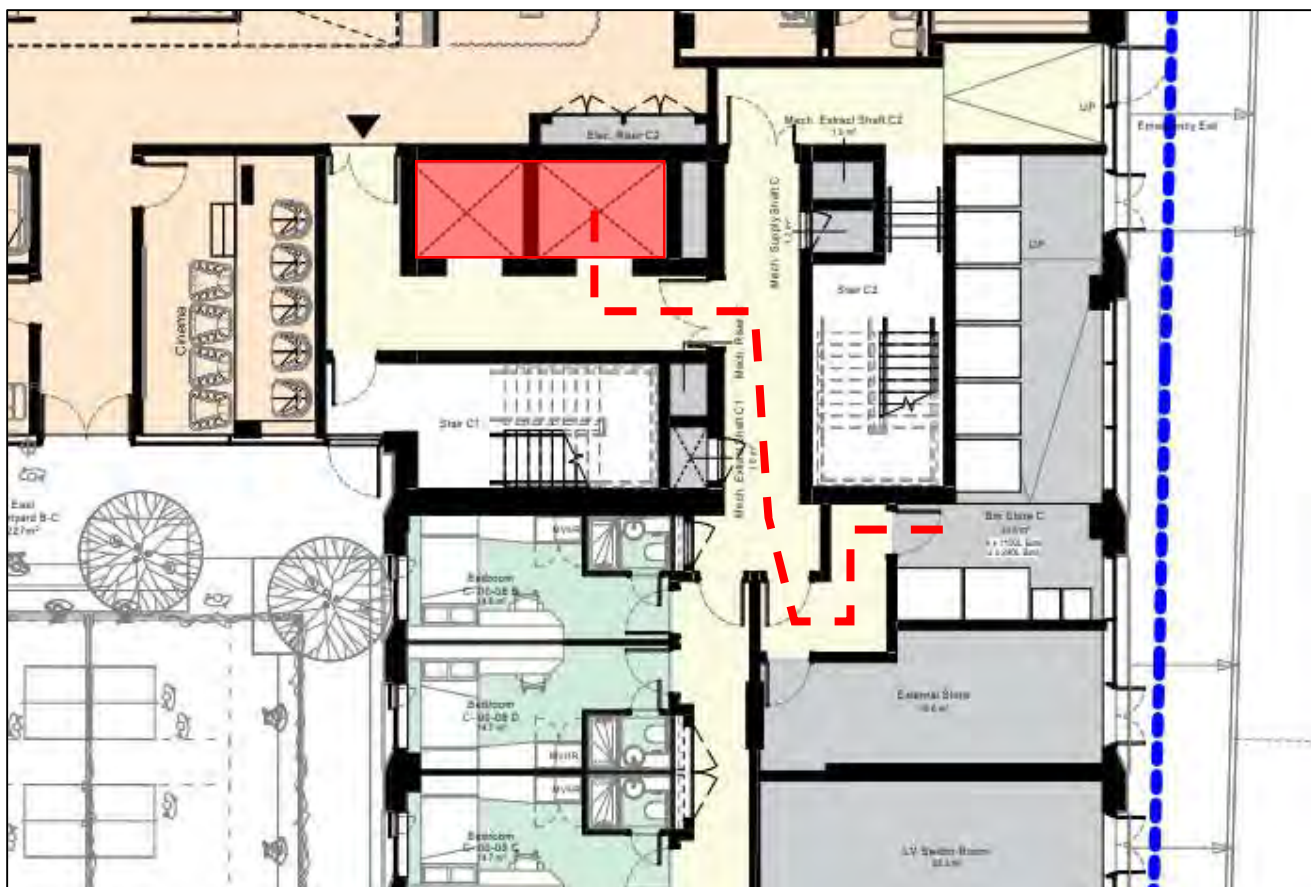


Figure 5.2 Waste Transfer Route from Lift to Block C Ground Floor Bin Store

- 5.3 The on-site management company would be responsible for taking the bins out for collection. The collection point is on Echo Street. The transfer routes from the bin stores to the waiting refuse vehicle is shown in **Figures 5.3 and 5.4.**

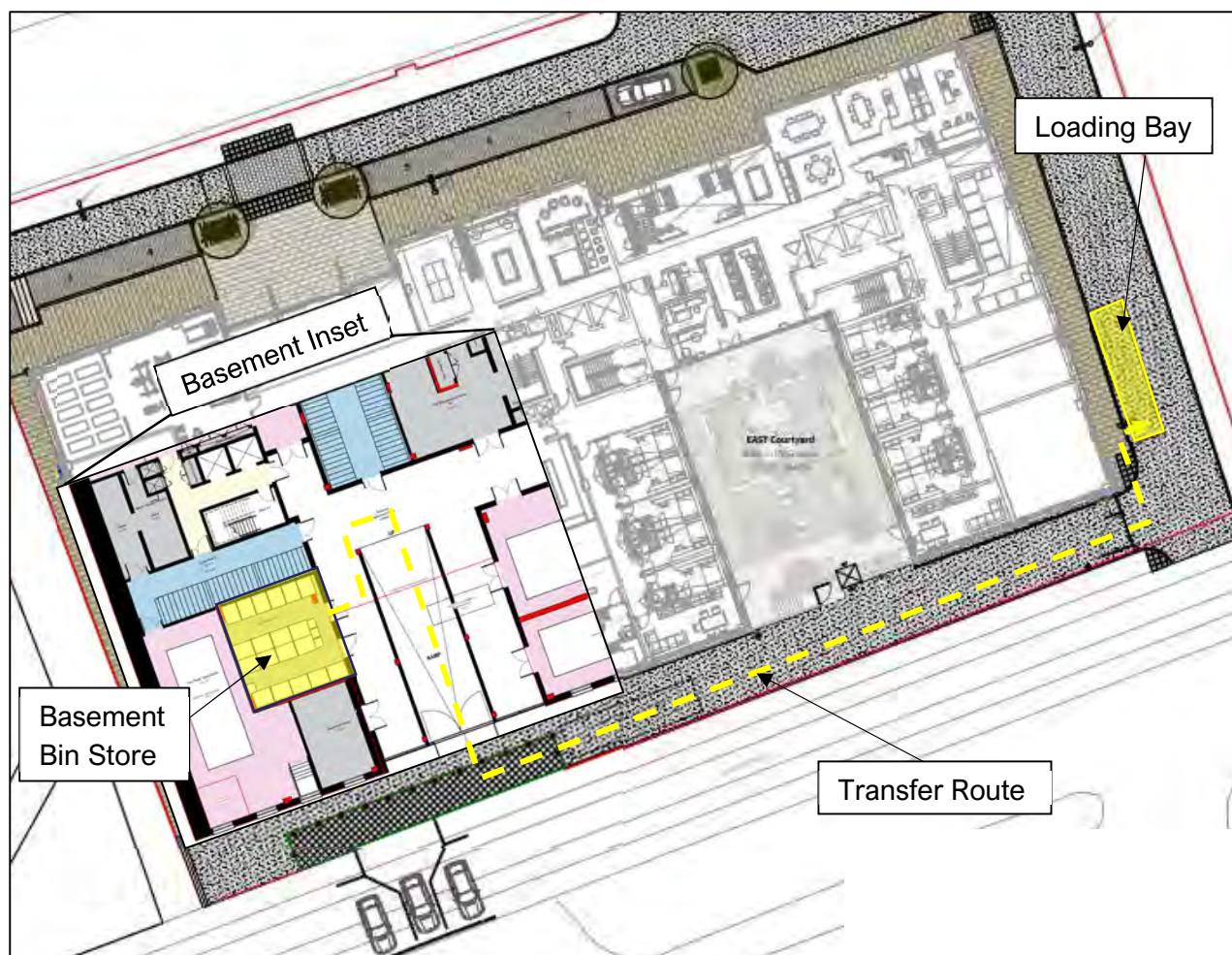


Figure 5.3 Waste Transfer Route from Block C Ground Floor Bin Store to Refuse Vehicle



Figure 5.4 Waste Transfer Route from Block C Ground Floor Bin Store to Refuse Vehicle

- 5.4 From the basement there is a gradient up to ground floor level. Therefore, it is intended that an electric pulley tug (or similar), such as shown in **Figure 5.5**, will be used to help take the bins up to ground floor level.



Figure 5.5 Electric Bin Tug

- 5.5 On Echo Street a Loading Bay is provided as shown in **Appendix B** and here refuse lorries can park up to collect waste. It is proposed that most refuse collections are made early in the morning.
- 5.6 Waste collection would be undertaken by a licenced waste carrier and overseen by the on-site management company who would ensure that the bins are brought out for collection immediately before collection and returned immediately after.

6 Summary and Conclusion

Summary

- 6.1 This document sets out the Waste Management Strategy for the proposed Echo Street student accommodation development on the site of Chandos Hall in Manchester City Centre. The development comprises 3 interlinked tower blocks with intermediary linking block buildings, associated amenity space and external landscaping. The development will provide a total of 1,224 purpose-built student accommodation (PBSA) bed spaces.
- 6.2 Two bin stores are provided with the ground floor bin store serving Block C and the basement bin store serving Blocks A+B.
- 6.3 This report has set out the policy context for waste collection, it has forecast the likely waste generation and the volume of waste within each waste stream and then the number of bins required based on a daily collection.
- 6.4 It then describes how waste is transferred from apartment to bin store and then the bin transfer to the loading bay on Echo Street where the refuse lorry can make the collection.
- 6.5 The report describes the responsibilities of the on site management company to appoint a licenced waste carrier, to keep the premises clean and to ensure the bins are left out on street for no longer than is necessary.
- 6.6 MCC require that a Waste Pro-Forma be prepared to support the planning application, and this is included as an Appendix to this report.

Conclusion

- 6.7 It is concluded that the waste management and refuse collection proposed is appropriate for this scale of development and that waste collection can be undertaken in an efficient manner.

Appendix A

Ground Floor & Basement Layouts



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DO NOT SCALE FROM THIS DRAWING

The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding work

FOR ELECTRONIC DATA ISSUE

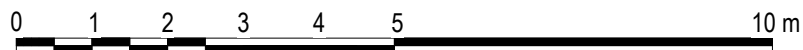
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in text on the drawing.

AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to survey/drawn plans that may also affect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis. Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) IPMS1, IPMS2, IPMS3, Gross External Area (GEA), Gross Internal Area (GIA) or Net Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

PLEASE NOTE:

- The measured areas shown for all en-suite clusters, studios and kitchens do not yet account for any protruding columns and will therefore reduce accordingly to account for these once locations and sizes are fully known.
- Wall lining has been allowed for to solid core walls, shears walls and other structural items however depth of wall lining subject to change dependent on acoustic requirements. This may result in room sizes reducing.
- Areas of ensuite bedrooms and studios include the area of the bathroom and the separating wall between bedroom and pod, but exclude the riser.
- Cluster kitchens will require a riser to provide drainage etc and will reduce the area stated accordingly. The location of this is as yet unknown until full fit outs have been progressed.
- Studio layouts shown are design intent only and follow Client's brief. Escape routes' distance from hobs to be tested and validated by Fire Strategy with fire suppression measures as necessary. Studio layouts in abeyance until signed-off by Building Safety Regulator (HSE), Building Control Officer, and Building Insurer.
- Ground Floor amenity space layout completed by Manalo + White Architects design intent only and follow Client's brief. Subject to further review and co-ordination with SRA and specialist consultants (incl. MEP, structure and fire engineer)



AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of the site. The design decisions to be made on the basis of these predictions, whether as to project viability, pre-treating, lease agreements or otherwise, should include allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present additional problems in relation to survey/drawn plans that may offer different estimated areas. All areas are subject to Topographical Survey and Planning Consent and Design Right and are not to be taken as figures. Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) IPMS1, IPMS2, IPMS3, Gross External Area (GEA), Gross Internal Area (GIA) or Net Internal Area (NIA) methods of measurement from theRICS Property Measurement Standard.

4. Cluster kitchens will require a riser to provide drainage etc and will reduce the area stated accordingly. The location of this is as yet unknown until full fit outs have been progressed.

5. Studio layouts shown are design intent only and follow Clients brief. Escape routes' distance from hobs to be tested and validated by Fire Strategy with fire suppression measures as necessary. Studio layouts in abeyance until signed-off by Building Safety Regulator (HSE), Building Control Officer, and Building Insurer.

	Water Tanks (incl. Domestic, Commercial & Wet Riser)
	Cycle Stores (313 spaces)
	BOH Areas (incl Plant, Services, Stores etc)
	Circulation
	Preferred Structural Column Locations (WIP / Indicative only and subject to change)

KEYPLAN

STATUS	PURPOSE FOR ISSUE
S2	Planning

Stage 2	7054
DRAWING NO.	REV.
ECHO- SRA- ZZ- B1- DR - A - 02099	P04

Appendix B

External Layout including the Loading Bay Location

- NOTES:**
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

- KEY**
- PLANNING APPLICATION BOUNDARY
 - NETWORK RAIL OWNERSHIP BOUNDARY
 - LAND OWNERSHIP BOUNDARY

HARDWORKS

- H1 PERFECTA PAVING**
Location: To Footpaths
Product: Marshalls 'Perfecta' or equal and approved
Size: 400 x 400 x 50mm
Laying: Stretcherbond - Rigid Buildup
- H2 YORKSTONE PAVING**
Location: To Main Entrance to Building
Product: Marshalls 'Scoutmoor' or equal and approved
Size: 600 x 300 x 50mm
Laying: Stretcherbond - Rigid Buildup
- H3 YORKSTONE SETTS**
Location: To Granby Row Pedestrian Crossing
Product: Marshalls 'Scoutmoor' or equal and approved
Size: 150 x 80 x 40mm
Laying: Stretcherbond - Rigid Buildup
- H4 TEGULA SETTS**
Location: To Parking Bays on Granby Row
Product: Marshalls 'Tegula Cobble' or equal and approved
Colour: Traditional
Size: 80 x 80 x 40mm
Laying: Stretcherbond - Rigid Buildup
- H5 TEGULA SETTS**
Location: To demarcate parking bays + to hatched area of disabled bays
Product: Marshalls 'Tegula Cobble' or equal and approved
Colour: Permanent Grey
Size: 80 x 80 x 40mm
Laying: Stretcherbond - Rigid Buildup
- H6 HRA CARRIAGEWAY - TO BE RESURFACED**
Location: Existing surface to be planned off.
Product: Tack coat & New Blacktop HRA surface to be laid.
Size: To Engineer's Specification.
Laying: Re-lined as required to match existing highway arrangements.
- H7 GRAVEL STRIPE**
Location: To southern building facade interface
Product: C20 Stone 'Budd' Thames Gravel or equal and approved
Colour: Buff
Size: 20mm

SOFTWORKS

- PROPOSED TREE PLANTING - IN HARD**
Planted in imported topsoil, underground gully & connected to drainage system as required.

LIGHTING

- Note:**
- LUX level requirements and design subject to discussion with MEP Engineer
- LIGHTING COLUMN**
- Approximate setting positions & numbers
- Luminaire & Column to be replaced with MCC Adaptable standard (Philips Mini Lume or similar).
- Strategy & Specification to be developed
- WALL MOUNTED LIGHTING**
- To be installed on building facade
- (specify Luminaire W200 or equal and approved)
- Mounted at 4m Height.
- Subject to discussion & co-ordination with architects.

FURNITURE

- CYCLE STAND**
Steel flatbar square profile.
Finish: Powdercoated (mat), Colour: TBC
Product: 'Ekkiflex' by Runge or similar.
- TREE FRAME**
Type: Arborist Recessed Metal Tree Frame laid flush to adjacent paving
Material: Stainless Steel
Size: 2.8 x 1.8 m
Loose plus gravel infill - 6mm Aggregate
- AUTOMATIC PERFORATED METAL GATE 1**
- Metal gate with steel mesh screens fixed to steel box frame.
- Gates and screens to be porous for wind mitigation.
- To include set of doors for vehicular / cycle access.
Location: To gated access point off Echo Street and fire exit to western courtyard.
Material: Galvanised Steel, Flatbar.
Finish: Powder coated (mat), Colour: TBC.
Size: Varies
- AUTOMATIC PERFORATED METAL GATE 2**
- Gate to be porous for wind mitigation
Location: To basement servicing room
Material: Galvanised Steel, Flatbar.
Finish: Powdercoated (mat), Colour: TBC.
Size: Approx 4.8m x 2.3m
- DEEP PROFILE FLATBAR STEEL RAILING**
- To be installed on existing wall
Location: To Vinto Park interface wall
Material: Galvanised Steel, Flatbar.
Finish: Powdercoated (mat), Colour: TBC.
Size: Approx 4.5m x 1.5m
- ACCESS CONTROL BOLLARD**
Location: To West Boundary / Maintenance Zones
Product: BK47 0060-FD or equal and approved
Supplier: Dringco or equal and approved
Material: Steel
Control: Telescopic / Fold-down TBC.
- STATIC BOLLARD**
Location: To Gated Access Point + Maintenance Ramp off Echo Street
Product: 'Chant' or equal and approved
Supplier: Marshalls or acceptable equivalent.
Material: Galvanised steel, Powdercoated RAL, TBC.
- PLATFORM LIFT**
- To architects drawings for details
Location: To back of Eastern courtyard
- METAL PLANTER**

P06	26-04-23	Ramp updated	RM	RM
P05	14-04-23	Amends following building layout updates	YH	RM
P04	29-03-23	Dwg no. updates	YH	RM
P03	22-03-23	Details added to keys	YH	RM
P02	08-03-23	Courtyard layout updated	YH	RM
P01	02-03-23	Adopted from old drawing	YH	RM

Revision	Date	Description	Drawn	Apprvd.
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Client IQ Student Accommodation

Project Echo Street, Manchester

Drg Title Externals GA

Created on 02-03-23
Created by YH
Approved by RM

Scale 1:200
Size A1
Workstage Comments

Drg No. PL1832-PLA-XX-ZZ-DR-L-0001
Suitability S3

Appendix C

Waste Pro-Forma

Appendix E

Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

Planning Application - Waste Management Strategy

Planning Application Number: To be confirmed

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	Not applicable for this application.	Not applicable for this application.
Pulpable Recycling	140 / 240	Not applicable for this application.	Not applicable for this application.
Mixed Recycling	140 / 240	Not applicable for this application.	Not applicable for this application.
Garden Waste	140 / 240	Not applicable for this application.	Not applicable for this application.
Food Waste	-	Not applicable for this application.	Not applicable for this application.

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 maneuver and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	N/A as this operates as a commercial operation for students

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

Waste Assumptions

Echo Street Purpose Built Student Accommodation Waste Assumptions

The forecast of the weekly waste generation is based on a rate of 100 litres of waste per week. Applying this calculation to a development size of 1224 beds. The development has two bin stores and so the waste forecast are split between the blocks

The Waste Generation by each block is presented below:

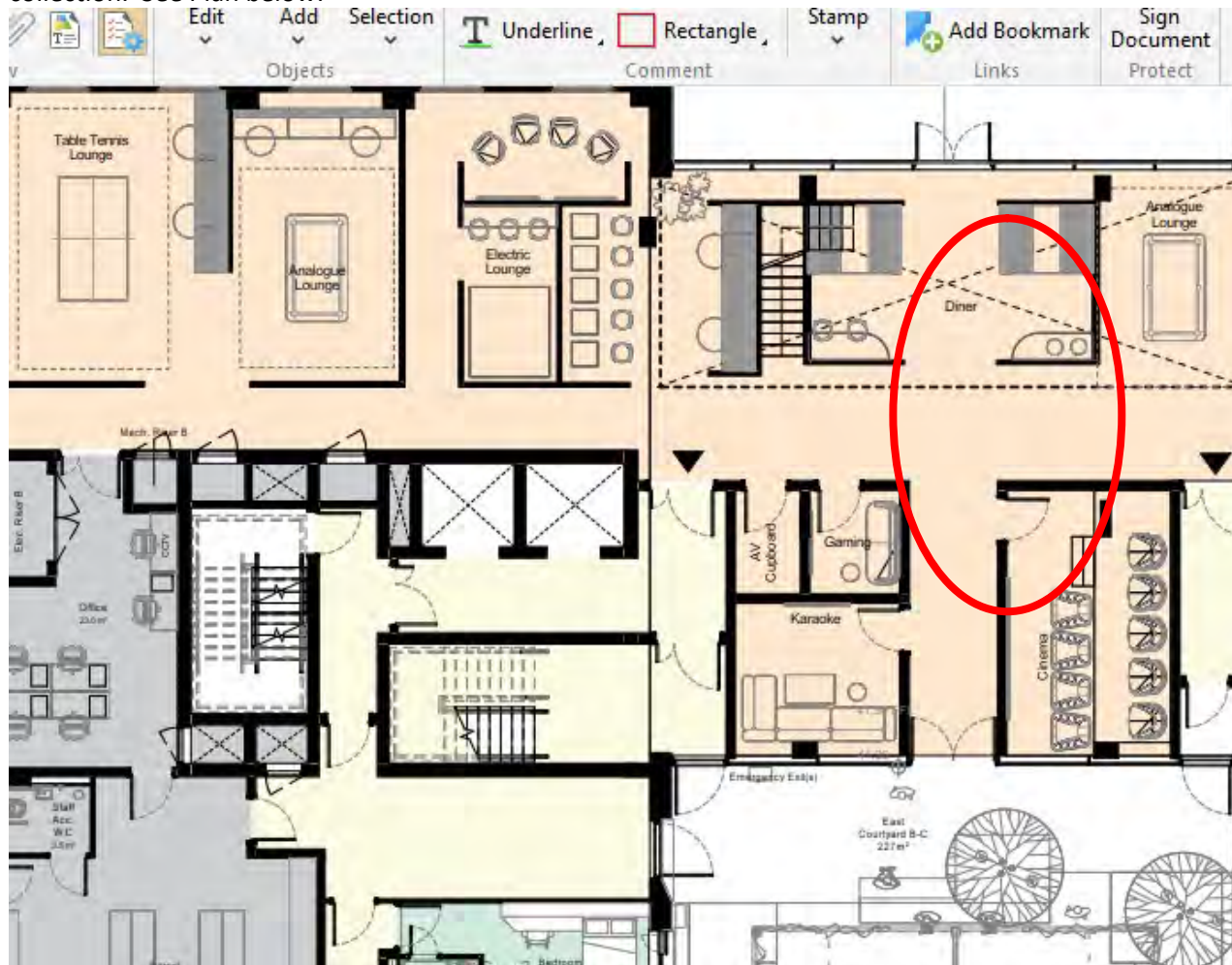
Blocks A+B 675 Bedspaces x 100 litres of waste per week = 67500 litres /week or 9643 litres per day
 Block C 549 Bedspaces x 100 litres of waste per week = 54900 litres /week or 7843 litres per day

Recycling of Waste

Waste stream proportions are based on a mix of information from Councils, WRAP and PBSA operators. The forecasts are given below:

Echo Street Student Accommodation					
Waste Forecast and Bin Storage					
VN232539 v1					
Student Accommodation					
Blocks A&B					
Bedspaces 675					
Waste Forecast					
Waste Forecast (100 litres per Bedspace per Week)					
= 67500 litres per week					
= 9643 litres per day					
Student Accommodation Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	45%	5%	25%	25%	100%
Litres per Week	30375	3375	16875	16875	67500
Litres per Day	4339	482	2411	2411	9643
Daily Eurobin Lifts	4		3	3	10
Daily 240 litre Bin Lifts		3			3
Student Accommodation					
Block C					
Bedspaces 549					
Waste Forecast					
Waste Forecast (100 litres per Bedspace per Week)					
= 54900 litres per week					
= 7843 litres per day					
Student Accommodation Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	45%	5%	25%	25%	100%
Litres per Week	24705	2745	13725	13725	54900
Litres per Day	3529	392	1961	1961	7843
Daily Eurobin Lifts	4		2	2	8
Daily 240 litre Bin Lifts		2			2

Block C bin store which accommodates 9 x Eurobins and 3 x 240litre foodbins which is sufficient for a daily collection. See Plan below:



Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation

The bin stores will be mechanically ventilated.

Hygiene

The floor and walls of the refuse stores across the site will be constructed and finished in materials that are impervious and easily kept clean. Overall waste management would be undertaken by the on-site staff member/management company who would monitor the cleanliness on a regular basis and would ensure that all areas of the site are kept clean as required.

Ensure all bins in the store are accessible

The bin storage area includes space for maneuvering and the doors are designed to be wider than the 1.3m minimum.

Y

Ensure recycling facilities are as easy to access as general refuse

Y

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 on-site management under direction from iQ would be responsible for transferring bins to collection point and returning bins after and ensuring that the bin stores and transfer routes are kept clean.

Please ensure that you have attached:

Detailed plans of waste stores	Y
Location plans showing stores	
Location plans showing the proposed collection point and the route the collection vehicle will take	Y

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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