

PROPOSED RESIDENTIAL REDEVELOPMENT

Swallow Street, Levenshulme, Manchester

Waste Management Strategy

Prepared on behalf of:

Pinnacle Estates MCR Ltd

The logo for axis, consisting of the word "axis" in white lowercase letters inside a dark blue square.

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1.0 INTRODUCTION

1.1 Preamble

- 1.1.1 AXIS have been appointed by Pinnacle Estates MCR Ltd to provide highways and transport advice to accompany a planning application for the redevelopment / change of use of an existing commercial unit to 14no. residential dwellings and 80m² GFA of office floorspace off Swallow Street in Levenshulme, Manchester.
- 1.1.2 This Waste Management Strategy (WMS) has been prepared to consider the proposed strategy for the storage, handling and collection of waste from the site, once operational.
- 1.1.3 The purpose of this report is to inform Manchester City Council (MCC), who is the relevant Local Planning Authority (LPA) and Local Highway Authority (LHA), and other key stakeholders, 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 applicant 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:

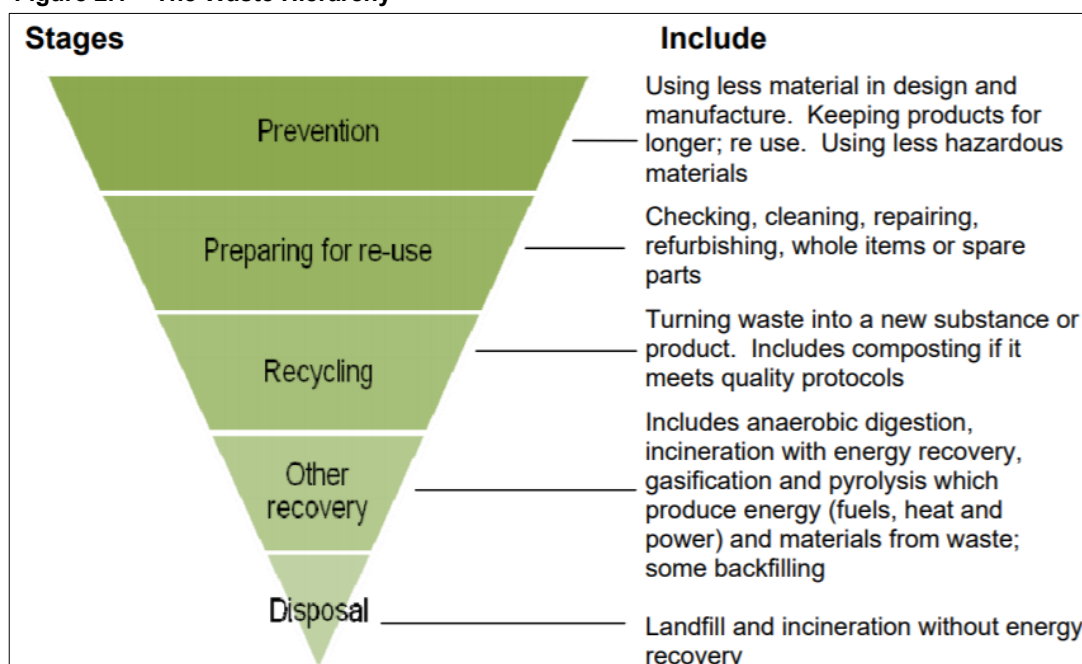
“Positive Planning plays a pivotal role in delivering this country’s waste ambitions through:

- *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 residents to recycle and dispose of their waste. As such, all planning applications for new developments and conversions must include a WMS that includes:-

- Estimated storage areas for the waste produced by the development;
- Details of internal and external stores for both waste and recycling; and
- Location of the proposed collection point and details of the route the collection will take.

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 is also contained within **Appendix 1** to the rear of this WMS.

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 applicant 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 applicant 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

Mixed Developments / High Rise / Houses of Multiple Occupation (HMOs)

- 3.2.1 Although the proposed development does not sit easily in a 'high-rise' category, the nature of the proposed development is more in fitting with the communal waste storage strategy described under the high-rise category, rather than the individual mixed waste wheeled bin solution described under the 'low-rise domestic developments' category. Similarly, the office component of the development does not sit easily in a 'commercial' category given that the modest office space is intended to be used by occupants of the residential units and / or local residents of the immediate area for the purpose of remote working and will be an agile workspace.
- 3.2.2 The type of waste arising from an office use is also similar in nature to that generated by a residential use.
- 3.2.3 In accordance with MCC's Waste Storage and Collection Guidance for New Developments (GD 04), developers of high-rise blocks (usually with 10 or more flats) should provide 0.43m² of space per apartment to accommodate waste and recycling containers. The recommended total waste storage capacity for offices is 2600l per 1000m² GFA.
- 3.2.4 Set in the context of the proposed development (14 residential apartments and 80m² office GFA), the proposed development requires a minimum of 6.02m² of space for refuse storage (residential use) and 208l (office use).
- 3.2.5 The proposed development comprises a bin store located on the ground floor, which is circa 12m² in size, and will therefore provide sufficient storage room for the required refuse bins to deal with both the residential and office waste demands.

3.3 Bin Types

- 3.3.1 As shown on the proposed lower ground floor plan, the bin store would accommodate space for a total of 4no. 1,100l Eurobins and 1no. 240l bin associated with the residential and commercial components.

3.4 Internal Arrangements

- 3.4.1 It is proposed that prospective residents of the proposed development would store waste internally within their apartments before transporting it to the bin store located

on the ground floor. The bin store will be accessible by residents via an internal door also accessible via the entrance lobby.

- 3.4.2 The location of the bin store and the distance occupants would be required to travel to the bin store from their apartments are shown on the proposed lower ground floor plan (**drawing number 3172-01-D01**) in **Appendix 2**.
- 3.4.3 The proposed bin store will be enclosed with a grill on the external doors for ventilation. The finish of the floor and walls will be easy to clean. 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.
- 3.4.4 Furthermore, the internal 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.
- 3.4.5 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.

3.5 Waste Collection Strategy

- 3.5.1 Refuse collection will be undertaken by the Council which includes MCC and their Nominated Provider(s).
- 3.5.2 Refuse collection vehicles will service the site from an on-street location along Swallow Street, to the south of the application site.
- 3.5.3 The Council's standard service typically includes bin and refuse type, size of bins, and collection frequency as summarised in **Table 3.1** below.

Table 3.1 – The Council's Standard Service

Bin Type	Size (litres)	Refuse Type	Collection Frequency
Blue Bin	1,100 (max)	Paper, card and cartons	Every two weeks
Brown Bin	1,100 (max)	Glass, cans and plastic bottles	Every two weeks
Green Bin	240 (max)	Food waste	Weekly (fortnightly in winter)
Black Bin	1,100 (max)	Any other household waste that cannot be recycled using the bins listed above	Every two weeks

- 3.5.4 As the designated collection point would be within the grounds of the development property, the site's management team would be responsible for ensuring that the internal bin stores are open and accessible on collection days.
- 3.5.5 The bins would be transported by the Council towards the kerb-side collection on Swallow Street, via the passage between the development building and 7no. Swallow Street, as shown on the plan contained in **Appendix 2**. It should also be noted that the route between the storage area and the collection point will be level and smooth, to ensure that bins can be efficiently transported.
- 3.5.6 It is anticipated that the frequency of collections will be as shown in **Table 3.1**.

4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

- 4.1.1 AXIS have been appointed by Pinnacle Estates MCR Ltd to provide transport and highways advice in relation to the redevelopment of an existing commercial unit located off Swallow Street in Levenshulme, Manchester to feature 14no. residential apartments and 80m² office space.
- 4.1.2 This WMS sets out how the applicant 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 1 – 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.	Yes - A bin store of 12sqm. - Doorways with a 1.3m clearance (incl. thickness of doors). - Walkway within bin store of 1.8m.

Commercial Developments

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

General Waste -	An office space of 80sqm is proposed within the residential development. It is envisioned that the office space will predominantly be used by the occupants of the residential development. Given the size of the office use and the limited demand for waste from the office use, it is considered that the bin provision at the development can deal with both the residential and office waste. Refer to TS par. 3.2.3 for calculations.
Pulpable Recycling -	
Mixed Recycling -	
Food Waste -	
Industrial Waste -	

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

**Please refer to above and also the TS par. 3.2.1

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

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

Each residential unit would have an internal store of approximately 1.4sqm, where occupants will be able to segregate waste and recycling, and store it until they transfer it to the bin store for refuse collection.

The office use would have an internal store of approximately 2sqm, where users will be able to segregate waste and recycling, and store it until they transfer it to the bin store for refuse collection.

Storage Areas for Waste Containers (Residential and Commercial)

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

A 12sqm bin store for the development would be provided to store 4no. 1,000l Eurobins and 1no. 240l bin.

The doorway to the bin store would have a 1.3m clearance (including the thickness of the doors).

An internal walkway within the bin store of 1.8m would be provided.

Occupants would travel a horizontal distance of 16m (max) to the bin store from their apartments.

Ensure all bins in the store are accessible	☒ Y
Ensure recycling facilities are as easy to access as general refuse	☒ Y

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

Ventilation - The proposed bin store will be enclosed with a grill on the external doors for ventilation. The finish of the floor and walls will be easy to clean.

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.

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

Refuse collection will be undertaken by the Council which includes MCC and their Nominated Provider(s). Collection point would be within the development property, the site's management team would ensure that the internal bin stores are open and accessible on collection days

Please ensure that you have attached:

*Please refer to drawing number 3172-01-D01

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

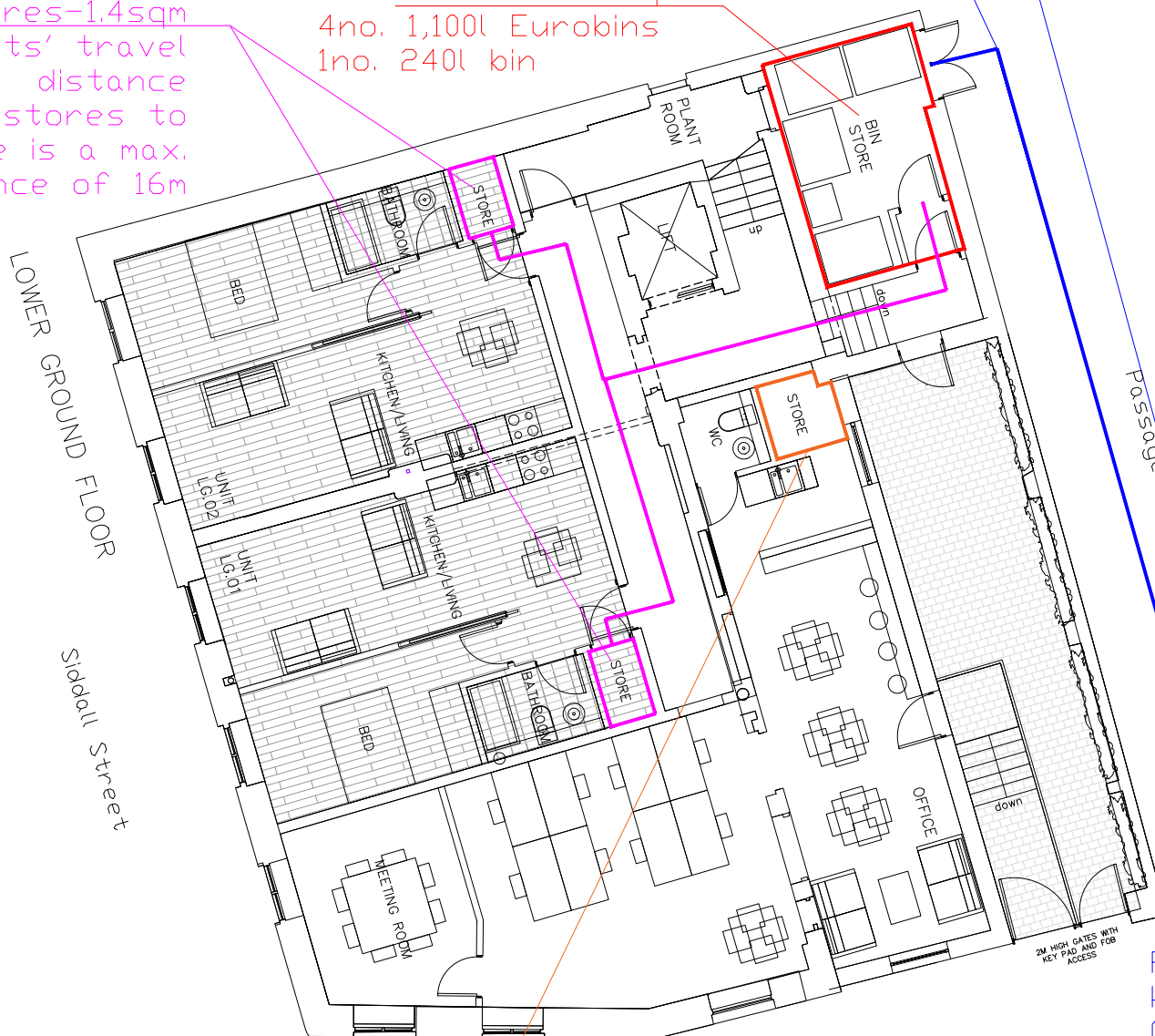
Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

APPENDIX 2 – DRAWING NUMBER 3172-01-D01

Collection Route

Residential Stores-1.4sqm
Occupants' travel distance from internal stores to bin store is a max. distance of 16m

Bin Store-12sqm
4no. 1,100l Eurobins
1no. 240l bin



Office Store-2sqm

Proposed
kerb-side
Collection
Point



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Follow any figured dimensions - do not scale for construction purposes. IF IN DOUBT ASK.

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Pinnacle Estates MCR Ltd.				
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