

Report: Planning Condition 14 - Waste Management Strategy

Project Name: New Cross Central



Overview

The purpose of this report is to detail the arrangements for the ongoing waste management of New Cross Central in relation to planning condition 14 of 124888/FO/2019.

The report will detail how the waste management service will be operated and how it will be maintained.

Planning Condition 14

Condition: The development hereby approved shall be carried out in accordance with site waste management strategy and drawing ADST-HBA-00-00-DR-A-08-0100 P1 stamped as received by the City Council, as Local Planning Authority, on the 19 September 2019. The details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

1.0 Refuse Strategy

1.1 Refuse Strategy Overview

The scheme has been designed such that every occupier will have to dispose their waste in the designated refuse room at ground floor level. The refuse store is located close to the circulation core, ensuring travel distance is kept to a minimum to avoid lengthy movement of waste across the development, which can often hinder recycling initiatives.

The 9 Townhouses have access to the refuse room externally from Marshall Street. 6 of these Townhouses can access the refuse store internally.

It has been calculated that each home is entitled to 110 litres of general waste per week.

1.2 Refuse Room Management

1.2.1 Refuse Room Monitoring

Waste is disposed of into the Local Authority containers within the refuse room. The development is unmanned however this room will be regularly inspected by the cleaner, the dedicated Property Manager from Zenith Management and the team who will carry out the bin pull out service.

1.2.2 Refuse Room Cleaning

The refuse room will be sited on an impermeable surface to aid cleaning and general good housekeeping and the cleaner will have responsibility for ensuring cleaning is carried out routinely.

1.2.3 Waste container cleaning & maintenance

All containers will be visually inspected before being moved to ensure they are free from damage. Any units identified as damaged/unsafe will be repaired and replaced accordingly.

As part of the housekeeping process all waste containers will be regularly cleaned by an appropriate trained 3rd party to ensure they remain clean.

1.3 Refuse Collection

The team who carries out the bin pull out service will ensure that the waste containers are placed in the designated collection point (on Marshall Street) on the appointed days for collection by the Local Authority. Once emptied by the Local Authority, the containers will be returned to the refuse room for re-use.

1.3.1 Vehicular Access

The refuse vehicle will be parked on Marshall Street to collect and empty the bins. It will then be able to drive along Marshall Street without the need to turn around.

There are double yellow lines on Marshall Street so there should be no obstruction to the refuse vehicle. N.B. there are disabled bays/loading bays located on Marshall Street however we understand the locations are being reviewed by MCC (see Appendix 1)

1.3.2 Noise Management

The team are aware that the building is within a residential area and as such during the transfer of waste containers care will be taken to minimise noise.

In order to make reasonable efforts to avoid unnecessary or excessive noise to residents/surrounding areas the below provisions will be in place regarding the management of refuse containers:

Refuse Container movement to external collection point – timing of bin movements will be carried out late afternoon or evening as this is likely to have the lowest impact to residents from a noise perspective.

Refuse Container Rotations – container rotation will take place in the refuse room. As such can be carried out as and when required without unreasonable disturbance to residents.

Refuse Container Cleaning – container cleaning will take place in the refuse room. As such can be carried out as and when required without unreasonable disturbance to residents.

1.4 Recycling

Recycling is an integral element of effective Waste Management and is increasingly important to residents of high-rise developments who have historically found inadequate provisions to be in place. It is important that at design stage this concern is addressed in any new development to allow residents to engage in a meaningful and responsible recycling regime.

It has been calculated that each home is entitled to 55 litres of pulpable material (blue waste bins) and 55 litres of co-mingled material (brown waste bins) per fortnight, collected on alternative weeks. The residents will bring their recycled waste to the refuse room and dispose in the designated recycling containers.

Notices will be installed prominently in the refuse room, communal notice board and in the home user guide to communicate to residents the refuse/recycling policy. Advice on how to dispose of larger items such as mattresses/washing machines etc. in line with the requirements of Manchester City Council will also be communicated.

