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Former Gamecock Pub, Booth Street West

Waste Management Strategy

10224-SHP-RP-WMS01

August 2022

Rev No	Date	Description
00	25/06/2021	First Issue
01	**16/08/2022**	**Planning Application – August 2022 Update**

1.0 Introduction & Summary

This report has been prepared by Simpson Haugh on behalf of Curlew Alternatives Eighth Property LP ("Curlew" or "the applicant").

It is submitted in support of the application for full planning permission for the demolition of the former Gamecock Pub on Booth Street West in the Oxford Road Corridor and Hulme area of Manchester and the redevelopment of the site for purpose built student accommodation and community uses.

In brief, the proposed scheme comprises the development of a building extending to11 storeys (Ground + 10 Storeys) at its highest point to be used for purpose built student accommodation ("PBSA"), comprising 197 bed spaces and ancillary amenity space, cycle parking, a community hub and outdoor space (hereafter referred to as "the Proposed Development").

The Proposed Development will be managed by an Operator, who will be responsible for the management of building services including the Refuse Strategy.

This report includes drawings and schedules that support this strategy in the attached appendices.

1.1 Estimated Volumes and Types of Waste, Details of the Number and Capacity of Bins Proposed and the Collection Frequency

1.1.1 Student Residential Accommodation

To design an appropriate refuse store for the Proposed Development, Manchester City Council's guidance document GD-04 'Waste Storage and Collection Guidance for New Developments' has been referred to. This document identifies developments with 'usually 10 or more flats' as a 'high rise domestic development'. GD-04 recommends that apartments in this category should provide 0.43msq of space per apartment. Whilst GD-04 refers only to residential development not student residential, by way of comparison the Proposed Development provides 80No Dwellings which would require 34.4msq of space and the refuse area provided in the Proposal measures 38.2msq with adequate circulation space.

To provide further development to the space required for refuse, the amount of waste generated by the Proposed Development has been informed by the Manchester City Council GD-04 'Waste Storage and Collection Guidance for New Developments' guidance. Based on 80No dwellings, weekly waste generation would be as follows:

- General Waste - 8800L
- Pulpable Recycling – 4400L
- Mixed Recycling - 4400L
- Food/ Organic - 1200L

This equates to the following number of bins:

- General Waste - 8xNo 1100L bins
- Pulpable Recycling – 4xNo 1100L bins
- Mixed Recycling - 4xNo 1100L bins

- Food/ Organic - 5xNo 240L bins

The building Operator will provide a twice weekly collection using a private contractor, which allows the number of bins to be reduced by half. The Proposed Development therefore provides:

- General Waste - 4xNo 1100L bins
- Pulpable Recycling – 2xNo 1100L bins
- Mixed Recycling - 2xNo 1100L bins
- Food/ Organic - 3xNo 240L bins

- Total = 8No 1100L bins & 3No 240L bins

The building Operator will monitor the Refuse Store within the Student Residential Accommodation and if it is felt that greater refuse than calculated is being generated, then additional collections per week will be introduced in order to maintain a safe and useable environment.

Please refer to the Appendix A for a schedule of calculations.

1.1.2 The Community Hub

In addition to the student residential dwellings, the Proposed Development also provides a Community Hub at Ground Floor. The waste provision for this unit has also been taken into consideration using BS5906-2005. The provision for this typology bases a generated refuse volume that is 10x the floor area provided:

- The floor area of the Community Hub is 102.1sqm
- 1021L of refuse could be generated.
- 1xNo 1100L bin could be provided on a weekly collection basis.

No recycling is identified in BS5906-2005 for this type of development.

The management of the refuse collection from the Community Hub would also be undertaken by the building Operator that manages the Student Residential Accommodation. The building Operator will monitor the Refuse Store within the Community Hub and if it is felt that greater refuse than calculated is being generated, then additional collections per week will be introduced in order to maintain a safe and useable environment.

Please refer to the Appendix A for a schedule of calculations.

1.2 Details of Refuse Stores for Waste and Recycling

1.2.1 Student Residential Accommodation

The Refuse Store that houses both waste & recycling bins for the Student Residential Accommodation is located at Ground Floor to the rear of the building, accessible by occupants internally from the ground floor lift lobby, and from the exterior via a set of doors to the hard landscaped area off Camelford Close (external access to the refuse store is by building management only).

Ventilation to the refuse storage area will be provided via natural ventilation through the louvered façade panels and louvred doors to the exterior wall. Cleaning of the refuse storage area will be via a water tap and floor drain.

1.2.2 The Community Hub

The bin will be housed within the Community Hub, within the back of house area to the centre of the plan, location to be developed as part of the fit-out design.
Ventilation to the refuse storage area can be provided mechanically via high level vents around the ground floor perimeter. Cleaning of the refuse storage area will be via a water tap and floor drain.

1.3 Location of the Proposed Collection Point and Route of the Collection Vehicle

The collection point for bins from both the Student Residential Accommodation and the Community Hub will be from the temporary bin collection area located adjacent to the proposed lay-by off Booth Street West. The collection vehicle will be able to pull in to the lay-by directly from Booth Street West and pull back in without turning when leaving to merge with traffic.

Please refer to Appendix B for an illustrative drawing indicating route from the Student Residential bin store, the temporary collection point and the vehicle pull-in.

1.4 Transfer Of Waste Between Apartments, Stores and the Collection Location

1.4.1 Student Residential Accommodation

The transfer of waste from the Student Residential Apartments to the refuse store located on the ground floor would be undertaken by the residents. They would be required to take the lift down from the residential levels to the Ground Floor to access the refuse store, which is accessible directly from the ground floor lift lobby.
The bins for the Student Residential Accommodation will be collected from the Refuse Store via the doors off Camelford Close and moved to the temporary bin collection area adjacent to the proposed pull-in zone off Booth Street West for collection by a private contractor. This process will be managed by the building Operator.

1.4.2 The Community Hub

Refuse within the Community Hub will be transferred by the Operator's cleaning staff to the bin from small domestic bins located within the Hub as required subject to further development of the fit-out.
The bin for the Community Hub will be collected from within the Hub and moved to the holding area via the main entrance doors or the rear fire escape door to the temporary bin collection area adjacent to the proposed pull-in zone off Booth Street West for collection by a private contractor. This process will be managed by the building Operator.

Please refer to Appendix B for an illustrative drawing indicating route from the Student Residential bin store, the temporary collection point and the vehicle pull-in.

1.5 Illustrative Drawings

The following illustrative drawings and schedules are to be read in conjunction with this report:

- Former Gamecock Pub, Booth Street West - Waste Calculations (Appendix A)
- 10224-Z0-A-G590-PL-00-001 rev 01 (Appendix B)
- Gamecock_Waste Proforma (Appendix C)

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APPENDIX A

Former Gamecock Pub, Booth Street West - Waste Calculations

Bins Proposed for the Student Accomodation

No. of Bedrooms 197 No. of Clusters / Studios 80

	Waste Types	(V) Volume of Waste Generated Per Week	Capacity Required (litres)	Number of 1100 litre bins required	Number of 240 litre bins required	Number of 1100 litre Bins proposed by applicant	Number of 240 litre Bins proposed by applicant
MCC Waste Management Strategy Proforma	General	V = N (*Number of Units*) * 110	8800	8		8	
	Pulpable Recycling	V = N * 55	4400	4		4	
	Mixed Recycling	V = N * 55	4400	4		4	
	Food/Organic	V = N * 15	1200		5		5
	Total (Weekly)					16	5
	Proposed by Applicant Total (Twice-Weekly)					**8**	**3**

British Standard BS5906-2005 (No recycling identified)

Volume =no. of dwellings*((70*average no. of bedrooms)+30)

average no. of bedrooms per dwelling = 2.46

Volume = 16190

No. of 1100L Eurobins = V/1100

Total (Weekly) 14.7

Total (Twice-Weekly) 7.4

Given that the MCC Waste Management Strategy Proforma is not designed for student residential accomodation we have compared the results to the BS5906-2005 to cross check the proposed no. of bins.

Bins Proposed for the Community Hub

To be housed within the Hub. Total no. of bins subject to developing use of community hub, to be collected twice weekly with with student accomodation bins.

British Standard BS5906-2005 (No recycling identified)

Volume =10*floor area

Floor Area = 102.1

Volume = 1021

No. of 1100L Eurobins = V/1100

Total (Weekly) 0.9

Proposed by Applicant Total (Twice-Weekly) 1.0

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APPENDIX B

This drawing is copyright
Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

- Admin / Office
- Amenity / Gym
- Bin Store
- Circulation
- Community Hub
- Cycle Store
- Entrance
- Plant
- Stair Core
- Planning Application Boundary
- Waste Route

NORTH

Rev	Date	Description
00	2021-04-20	First Issue
01	2022-08-16	Planning Application - August 2022 Update

Project Title
Gamecock
Booth Street West,
Manchester

Drawing Title
GA Plan - Proposed Waste Strategy
Ground Level (Level 00)

Job No
10224

Scale
1 : 250 @ A3

Status
For Information

SHP Drawing Code *Project Zone Role Uniclass 2.4 Type Location Series*
10224-Z0-A-G590-PL-00-001

Revision
01

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APPENDIX C

Appendix E Proforma for Planning Applications

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes/ m^2 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.	See attached calculations 8no. 1100L Bins 3no. 240L Bins

Commercial Developments

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

General Waste - Pulpable Recycling - Mixed Recycling - N/A Food Waste - Industrial Waste -

Has / will a contract be obtained with a licenced waste carrier?	☐

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☑

Internal Stores (Residential and Commercial)

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

See attached calculations

Storage Areas for Waste Containers (Residential and Commercial)

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

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

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

Ventilation -	Louvred facade to outside to provide natural ventilation
Hygiene -	Water tap and floor drain provided within store to allow cleaning

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 full time Building Management will be responsible for the placing and retuning of the bins promptly.

Please ensure that you have attached:

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

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