



FELLOWS
ENVIRONMENTAL
waste | energy | resource management

WASTE MANAGEMENT STRATEGY
2 FARM YARD
MANCHESTER
M19 2NL

FINAL

19 July 2022



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1. INTRODUCTION

This is an addendum to the waste management strategy proforma for the proposed development works at 2 Farm Yard, Manchester, M19 3NL. This will include any additional information and drawings which continue from the information presented within the proforma and is in line with the guidance provided; GD04 Waste Storage and Collection Guidance for New Developments v6.

The property sits to the rear of the parade of shops from 936-956 Stockport Road and also adjacent Dip-A-Door on Albert Road. The proposal utilises the land of 2 Farm Yard and partial land from 936-938 which also owned by the applicant. The site can independently be accessed via Farm Yard leading off Stockport Road. There is only pedestrian access, no vehicle access is available to the site. Vehicle access is available onto Farm yard only leading to the site boundary.

Firstly, the proposal looks to create a large single storey detached private B8 Use storage facility for the benefit of the applicant. It will be used to store furniture from the applicants' various businesses within the area. Access will be via Farm yard only as there is a right of way serving all the properties fronting Stockport along the parade of 936-956 Stockport Road.

The second part of proposal looks to erect a two storey small Class E Use office building along the southern boundary of the site. The building will sit adjacent the existing 2no. buildings which are outside of the client boundary. The frontage looks to face Farm yard for ease of access. The function will be a private office space for the applicant work from and will not be open to the public. It will be a compact and flexible private office space.

- The overall site area is approximately 0.0894 hectares (894m²).
- The proposed building 1 has a GIA of 4068sq.ft (378m²).
- The proposed building 2 has a GIA of 602sq.ft (56m²).

2. WASTE MANAGEMENT STRATEGY

2.1 Estimated volumes and types of waste

In line with GD04 Waste Storage and Collection Guidance for New Developments v6 and relevant Manchester City Council service standards FE have prepared this addendum to the waste management proforma.

The new single storey B8 use storage facility is 378m². This would require, in the worst case scenario, a bin capacity of 983 litres. This uses the capacity requirement from the guidance for offices (2,600 litres per 1,000m²). In reality the B8 use generates very small amounts of waste.

The two storey office would require 146 litres of capacity based on the guidance office requirements for 2,600 litres per 1,000m²). The development will have single bin store.

FE have assumed a worst case requirement for the bin capacity utilising 50% for recycling and 50% for residual waste and using two 1100l commercial wheeled bins. This would provide double the capacity required but would allow the flexibility of using the very common 1100l wheeled bins. 660l bins could be used but the space requirement for 660l bins would be similar so for flexibility and to decrease the number of collections required the bins store has been designed to hold two 1100l bins.

Table 1: Number of waste receptacles required (in total).

Waste Type	Number of bins	Capacity	Collection frequency
General Refuse	1	1100 litre	Fortnightly or less
Mixed Dry Recycling	1	1100 litre	Fortnightly or less

2.2 Internal Stores

The office building will have a general waste bin in the two toilets and a recycling and general waste receptacle in the kitchenette, office and office storage.

2.3 Storage Areas for Waste Containers

2.3.1 External Stores

The bin store will be located in the south east corner of the B8 storage unit as shown on drawing (05)001 PL1. Plate 1 below shows the layout of the bin store.

Plate 1: Bin Store Layout

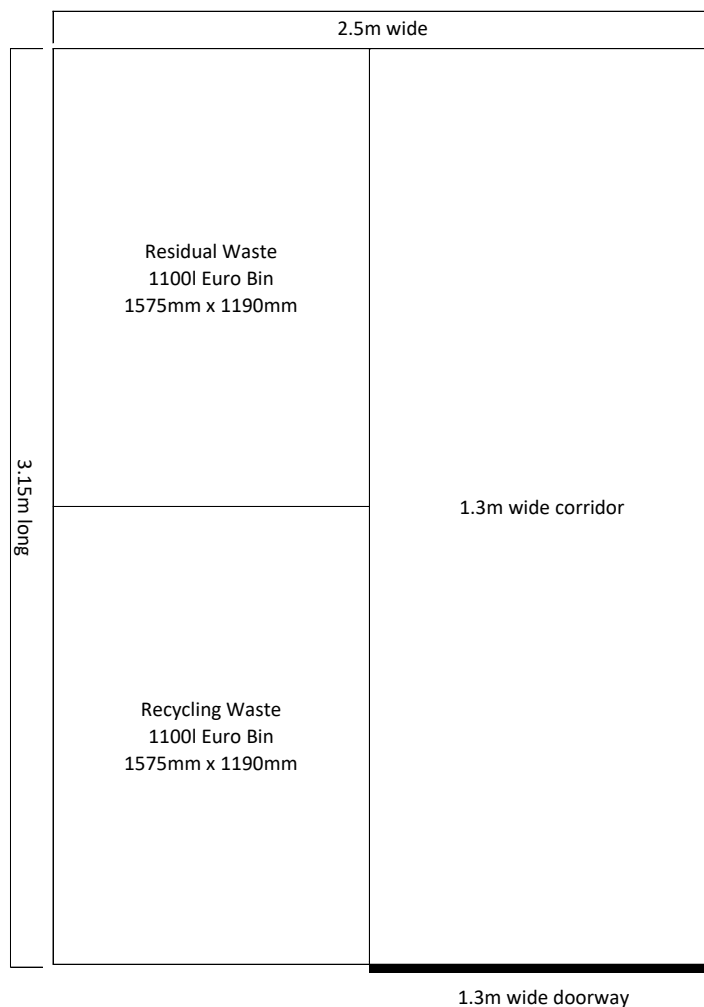


Plate 1 shows the bin store with a 1.3m wide access doorway and 1.3m wide corridor allowing each bin to be accessed separately and removed without moving any other bins. The store has a smooth continuous surface.

Ventilation, Hygiene and Cleaning Proposals

The storage area will have a vent in the door to allow for circulation of air. The bins will be cleaned as required.

2.4 Location of Proposed Collection Points and Collection Vehicle route

Drawing (05)001 PL1 shows the location of the bin storage. The bins will be taken from the bin store to the collection point on Farm Yard (green circle on Plan A) by the occupier (green arrow shows the route). The occupier will return the bin to the store following collection. The waste collection vehicle will travel along Stockport Road to collect the bins (as shown by the orange arrow on Plan A below).

Drawing (05)001 PL1 shows the location of the bin storage. The bins will be taken from the bin store to the collection point on Farm Yard (green circle on Plan A) by the occupier (green arrow shows the route). The occupier will return the bin to the store following collection. The waste collection vehicle will travel along Stockport Road and onto Farm Yard to collect the bins (as shown by the orange arrow on Plan A below).

Plan A – Collection Point & Collection Vehicle Route

