

Fairfax, Manchester

Waste Management Strategy

Curtins Ref: 088756-CUR-XX-XX-T-TP-00001

Revision: P02

Issue Date: 22 January 2026

Client Name: RG Group

Control Sheet

This report has been prepared for the sole benefit, use, and information for the client. The liability of Curtins with respect to the information contained in the report will not extend to any third party.

Author	Signature	Date
Oliver Bradley BSc (Hons) Graduate Transport Planner		22 January 2026

Reviewed	Signature	Date
Aaron Tilley CMILT FCIHT Transport Planning Director		22 January 2026

Authorised	Signature	Date
Aaron Tilley CMILT FCIHT Transport Planning Director		22 January 2026

Table of Contents

1.0	Introduction	1
1.1	Background	1
1.2	Purpose of This Report	1
1.3	Structure of the Report	1
2.0	Site Location	2
2.1	Site Location	2
3.0	Development Proposals	3
3.1	Introduction	3
3.2	Storage Areas for Waste Containers	3
4.0	Waste Forecasting	5
4.1	Introduction	5
4.2	Waste Storage Forecast	5
4.3	Bin Types	6
5.0	Waste Management Strategy	7
5.1	Internal Arrangements	7
5.2	Collections	7
6.0	Waste Management Policy	9
6.1	Introduction	9
6.2	Waste Management Plan for England (January 2021)	9
6.3	Waste Management in Buildings – Code of Practice (BS 5906:2005)	10
6.4	Building Regulations	11
6.5	Controls on Animal By-Products	11
6.6	Waste Storage and Collection Guidance for New Developments (GD 04 – v7.00)	11
6.7	BREEAM – Operational Waste	12
6.8	Summary	12
7.0	Summary and Conclusions	13

7.1 Summary 13

7.2 Conclusions 13

Tables

Table 4.1 – Development Weekly Waste Volume Forecast.....5

Table 4.2 – Waste Storage Requirements.6

Table 4.3 – Number of Required Bins6

Drawings

- Drawing 088756-CUR-XX-XX-T-TP-00001-06001 – Location Plan – Regional Level
- Drawing 088756-CUR-XX-XX-T-TP-00001-06002 – Location Plan – Local Level
- Drawing 088756-CUR-XX-XX-T-TP-00001-05004 – Swept Path Analysis – Large Refuse Vehicle
- Drawing 088756-CUR-XX-XX-T-TP-00001-06008 – Waste Management

Appendices

- Appendix A – Ground Floor and Block 3 Basement Layout
- Appendix B – MCC Waste Pro Forma

1.0 Introduction

1.1 Background

1.1.1 The Fairfax, Manchester scheme will deliver 488 residential units within two towers comprising 23 and 29 storeys.

1.1.2 **Appendix A** to the rear of this report provides details of the site layout.

1.2 Purpose of This Report

1.2.1 This updated Waste Management Strategy (WMS) report has been prepared to align with the management strategy for the building and satisfy the requirements for Manchester City Council to discharge planning condition 24.

1.2.2 This report considers the current development proposals, potential refuse and recyclable waste volumes, management strategy and collection arrangements for the Site.

1.3 Structure of the Report

1.3.1 Following this introduction, **Section 2** of the report provides a description of the site location.

1.3.2 The development proposals summarised in **Section 3**, including the waste storage facilities.

1.3.3 **Section 4** outlines the waste forecasting methodology used to establish the likely refuse generation associated with the development proposals, with **Section 5** providing details of recycling and waste management and collection procedures.

1.3.4 Relevant local and national waste policy is summarised in **Section 6**, and the report is summarised and concluded in **Section 7**.

2.0 Site Location

2.1 Site Location

- 2.1.1 The Fairfax, Manchester site is located on Portugal Street East, approximately 400m east of Manchester Piccadilly Train Station. In its previous use, the Site consisted of the existing Rammon House, a vacant mid-twentieth century 3-storey commercial building formerly used for commercial warehouse space, and a surface car park adjacent to Rammon House.
- 2.1.2 Planning approval was granted for the Fairfax scheme in 2021 (planning ref. 121099/FO/2018).
- 2.1.3 The site is bounded by The Piccadilly to Ashton U Lyne Metrolink Line to the north, business units to the east, Heyrod Street to the south and Sheffield Street Car Park to the west.
- 2.1.4 **Drawing 088756-CUR-XX-XX-T-TP-00001-06001** illustrates the location of the site in relation to the surrounding areas, whilst **Drawing 088756-CUR-XX-XX-T-TP-00001-06002** shows the site in a more local context relating to the local highway network.

3.0 Development Proposals

3.1 Introduction

3.1.1 This Waste Management Strategy report has been prepared in order to support the residential development at Fairfax, Manchester.

3.1.2 The proposal is summarised as follows:

Demolition of existing buildings and construction of two residential buildings (Use Class C3) comprising Block 1 (G+28 storeys), Block 2 (G+22 storeys) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping, lightning, highways and associated works.

3.1.3 The development would comprise the following residential accommodation provided in the two tower blocks:

- 76 1 bed 1 person;
- 96 1 bed 2 persons;
- 148 2 bed 3 persons; and
- 168 2 bed 4 persons.

3.1.4 Overall, the Fairfax could provide accommodation for approximately 1384 residents when fully occupied.

3.1.5 In addition to the residential accommodation, the central amenities block would also provide flexible shared amenity space that could be used for a range of ancillary uses, including:

- Gym;
- Residents' Bar;
- Creche/Multifunctional space; and
- Parcel Store/Reception area.

3.1.6 It is intended that these facilities would be solely for the use of future residents and not for commercial purposes.

3.2 Storage Areas for Waste Containers

Waste Storage Rooms

3.2.1 There are two proposed areas located on the ground floor of Blocks 1 and 2 to store waste, as well as two supplementary overflow storage areas in the Block 3 basement. These areas provide convenient storage for both waste and recycling containers. It is envisaged that walls will be constructed and

finished in materials that are impervious and easy to clean. Appropriate ventilation will be provided, and special attention will be given to suitable fire prevention and extinguishing systems. A wash down area for the bins has been included.

- 3.2.2 Containers can be transported to the collection points over a smooth, continuous and horizontal surface, along a 1.54m wide path, doorways included.
- 3.2.3 There will be two collection points, located along Heyrod Street, facilitating the collection of bins from both blocks. The collection points would be located less than 25m from the waste storage areas in Blocks 1 and 2.
- 3.2.4 **Drawing 088756-CUR-XX-XX-T-TP-00001-06008** details the proposed site refuse collection point, storage areas location and routes.

4.0 Waste Forecasting

4.1 Introduction

- 4.1.1 A key element of national and local policy is to ensure that new developments maximise recycling while minimising waste generation. It is important to ensure that developments facilitate high recycling rates by providing convenient, attractive and simple means to achieve Government's goals.

4.2 Waste Storage Forecast

- 4.2.1 Waste storage requirements have been calculated following MCC's Waste Storage and Collection Guidance for New Developments (GD 04) v7.00. An insight on this guidance is provided in **Section 6**.
- 4.2.2 Estimated volumes for each type of waste have been calculated according to the method provided for High Rise Domestic Developments on the GD 04 guidance.
- 4.2.3 The full development of 488 apartments on new build has been assumed, 224 for Block 1 and 264 for Block 2. To comply with the local requirements set by MCC, an initial 50% recycling rate has been forecast for all the development.
- 4.2.4 **Table 4.1** forecasts the total weekly waste volume for the proposed development based on these requirements.

Residential Use	
Waste Stream	Waste Volume (448 Apartments)
Non-recyclable Waste	53,680 l
Dry Mixed Recyclables	26,840 l
Glass Recycling	26,840 l
Organic Recycling	4,880 l
Development Total	112,240 l

Table 4.1 – Development Weekly Waste Volume Forecast

- 4.2.5 Calculations based on GD04 indicate that a total of 199.8m² for waste storage is required, with MCC to collect fortnightly and private refuse collections to collect fortnightly on alternate weeks. Therefore, the combination of MCC collections and private refuse collections will ensure consistent weekly refuse collection for Fairfax.
- 4.2.6 The following **Table 4.2** summarises the forecasted waste volumes for Block 1 and Block 2.

Building	Required Storage Room in m ²
Block 1	92.5
Block 2	107.3

Table 4.2 – Waste Storage Requirements.

- 4.2.7 The proposed waste storage rooms in Block 1 and Block 2 are 57.7 m² and 64.6 m², respectively. This provision is supplemented by two overflow storage areas in the basement of Block 3.
- 4.2.8 In the basement of Block 3, the storage area situated to the north is c. 39 m², whereas the storage area to the south is c. 54 m², totalling 93 m² of supplementary storage area.
- 4.2.9 The combination of the Block 1 store, Block 2 store and the two overflow basement storage spaces provides a combined storage space 215.3 m², representing an overprovision of storage space for the forecasted waste expected to be generated by Fairfax; therefore, the Site is compliant with GD04 regulations.

4.3 Bin Types

- 4.3.1 Given the potential volumes involved for the two buildings, the most suitable container for the general waste stream would be a 1100L Eurobin.
- 4.3.2 It is proposed that the same bin type is used for all the recyclable streams, including the organic waste stream.
- 4.3.3 **Table 4.3** summarises the number of required waste containers per stream, assuming the waste collection frequencies described in the following **Section 4.5**.

Residential Use	
Waste Stream	Number of bins
Non-recyclable Waste	25 x 1,100l
Dry Mixed Recyclables	13 x 1,100l
Glass Recycling	13 x 1,100l
Organic Recycling	3 x 1,100l
Development Total	54 x 1,100l

Table 4.3 – Number of Required Bins

- 4.3.4 The current bin stores have sufficient capacity to accommodate up to 68 x 1,100L bins, if required, without compromising on manoeuvrability. Therefore, the Site is compliant with GD04 regulations.

5.0 Waste Management Strategy

5.1 Internal Arrangements

- 5.1.1 Within all kitchen spaces in every apartment, a zone has been allocated for freestanding waste and recycling storage.
- 5.1.2 In compliance with local, national and BREEAM guidelines, the provision of waste storage will provide a minimum capacity of 30 litres. The system will have 3 no. removable compartments to segregate Mixed recycling (large) General refuse (large) organic waste (small).
- 5.1.3 Furthermore, there will be a provision provided for home compostable waste. The following will be provided per dwelling:
- An organic waste caddy with a minimum capacity of 10 litres, which is easily accessible to all users and enclosed to manage odour and pest issues; and
 - A home composting information leaflet.
- 5.1.4 Residents would carry their waste to the bin store on the ground floor.
- 5.1.5 The location of the bin stores for the full development is shown in **Drawing 088756-CUR-XX-XX-T-TP-00001-06008**.

5.2 Collections

- 5.2.1 The building management company would be responsible for carrying the bins for collection. This would consist of transporting the bins due to collection from the ground floor stores to the proposed collection points.
- 5.2.2 The waste will be collected by a mix of private and non-private collection operatives on a weekly.
- 5.2.3 The waste operative will load the bins into the refuse vehicle. Once the bins have been emptied, containers would be carried immediately by the building managers back to the waste storage areas. The management company would be responsible for cleaning the waste facilities.
- 5.2.4 It is expected that the collection point for Block 2 would be located along Heyrod Street, in the vicinity of the access to the underground car park access. Block 1 bins will be collected off Heyrod Street as well, in the vicinity of the junction with Betley Street. The collection points and routes are shown in **Drawing 088756-CUR-XX-XX-T-TP-00001-06008**.

- 5.2.5 A swept path analysis has been performed to assess a large refuse vehicle accessing the proposed collection points. This analysis consisted of the refuse vehicle accessing Heyrod Street and undergoing a three point turn at the end of the street, where a sufficiently sized turning head will be constructed.
- 5.2.6 The swept path analysis shows that a large refuse vehicle could effectively utilise the proposed collection point in a safe way. **Drawing 088756-CUR-XX-XX-T-TP-00001-05004**.shows the described swept path analysis of the large refuse vehicle for both buildings.
- 5.2.7 Once the bins have been emptied, containers would be carried immediately back to the bin store.
- 5.2.8 **Appendix B** contains MCC's waste pro forma.

6.0 Waste Management Policy

6.1 Introduction

- 6.1.1 When developing refuse strategies, it is important to be cognisant of the national and local waste management policies. The following section of the report provides an overview of the policies relevant to the Proposed Development.

6.2 Waste Management Plan for England (January 2021)

- 6.2.1 The Waste Management Plan for England, to be read in combination with the Resources and Waste Strategy issued in 2018, sets out measures to eliminate avoidable plastic waste, tackle confusion over household recycling, and make sure that those responsible for creating polluting products pay for the costs of that pollution.
- 6.2.2 The Resources and Waste Strategy identifies five strategic ambitions:
- “To work towards all plastic packaging placed on the market being recyclable, reusable or compostable by 2025;
 - To work towards eliminating food waste to landfill by 2030;
 - To eliminate avoidable plastic waste over the lifetime of the 25 Year Environment Plan;
 - To double resource productivity by 2050; and
 - To eliminate avoidable waste of all kinds by 2050.”
- 6.2.3 The next figure, included on the Waste Management Plan, identifies the evolution of *The Waste Hierarchy through* the years, its current status, and the goal for 2030:

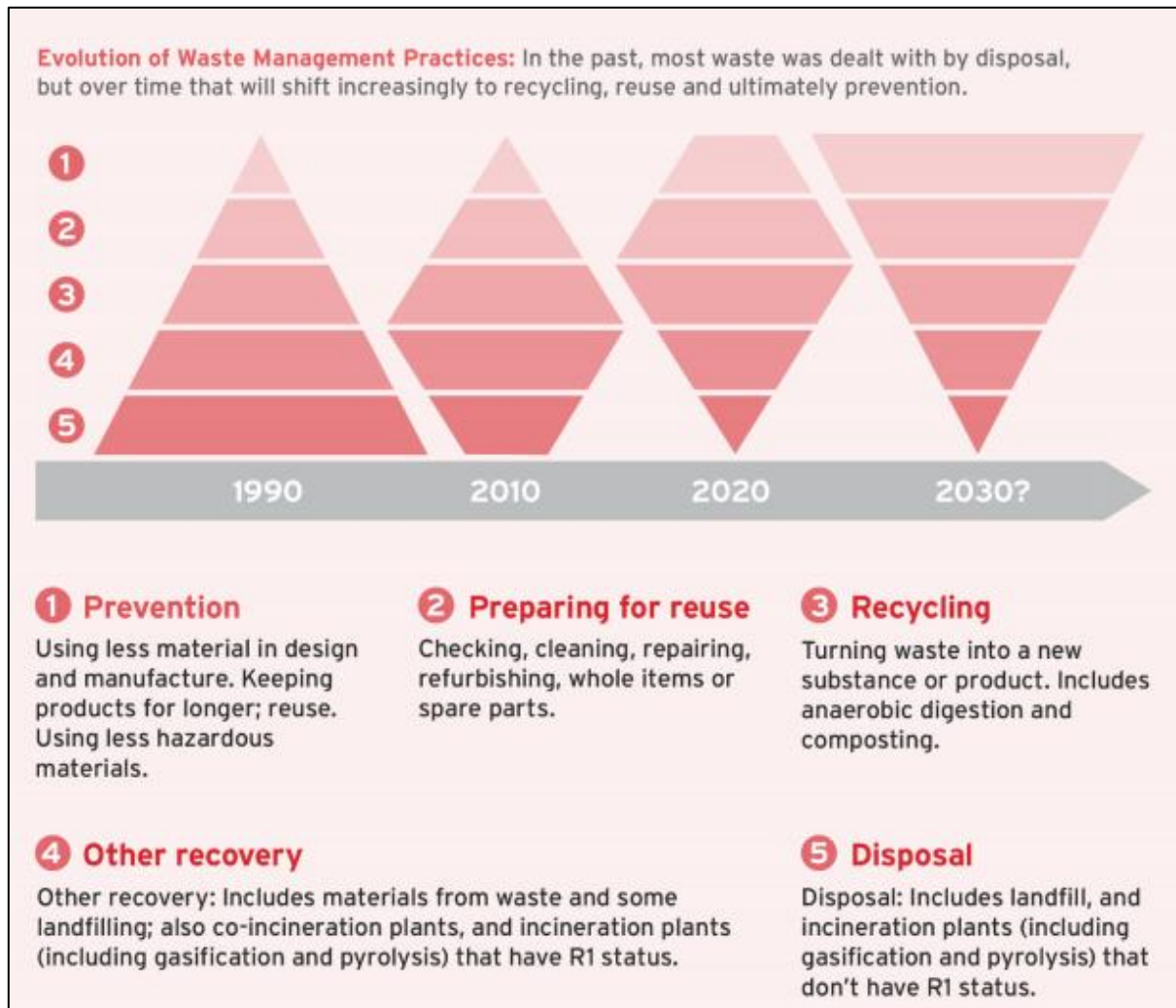


Figure 6.1 – Evolution of Waste Management Practices.

(Source: Defra)

6.2.4 The 2030 hierarchy gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, then recovery, and last of all disposal (e.g. landfill).

6.2.5 This Waste Management Strategy (WMS) adheres to the above guidance, prioritising recycling.

6.3 Waste Management in Buildings – Code of Practice (BS 5906:2005)

6.3.1 To complement the Waste Management Plan for England, a National Code of Practice (BS 5906:2005) document has been developed and this provides guidance relating to waste forecasting for new developments.

6.3.2 This WMS has consulted the weekly arisings included within this Code of Practice, to further support the estimated waste generation set on MCC's GD 04 waste guidance for the anticipated office and commercial uses of the site.

6.4 Building Regulations

- 6.4.1 In addition to the above guidance, all new developments must comply with the requirements set out in Part H6 of the Building Regulations 2023 which 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.
- 6.4.2 This WMS proposes waste storage areas which comply with the requirements set by Building Regulations document.

6.5 Controls on Animal By-Products

- 6.5.1 Organic waste recycling is subject to DEFRA's Controls on Animal By-Products - Guidance on regulation (EC) 1069/2009 and accompanying implementing Regulation (EC) 142/2011, enforced in England by the Animal By-Products (Enforcement) (England) Regulations 2011.
- 6.5.2 The regulations predominantly relate to food waste. These regulations state that if the volume of waste is over 20kg, it must be stored and labelled in a special container and will be collected by a licensed carrier, who records all stages of the waste movement.
- 6.5.3 It is the occupier's responsibility to ensure that a licensed waste company is arranged, and that it complies with the regulation

6.6 Waste Storage and Collection Guidance for New Developments (GD 04 – v7.00)

- 6.6.1 At a more local level, Manchester City Council has prepared a Waste Storage and Collection Guidance Note which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.
- 6.6.2 The note states that all planning applications for new developments and conversions must include a Waste Management Strategy that includes:
- Estimated volumes and types of waste produced by the development;
 - Details of internal and external stores for both waste and recycling, including any plans and designs;
 - Details of how waste will be transferred between stores and to the collection location; and
 - Details of number and capacity of bins proposed and collection frequency.
- 6.6.3 The preceding sections of this report provide additional information on each of the above points whilst the pro forma document, contained at the rear of the guidance note, is included as **Appendix B**.

6.7 BREEAM – Operational Waste

6.7.1 Furthermore, there are several BREEAM requirements pertaining to waste management. The BREEAM 07 - Waste guidance has been taken under consideration in this development. These include the detail of waste storage containers in each dwelling, as noted below:

6.7.2 Three internal storage containers for each dwelling or bedsit will be provided with:

- a) A minimum total capacity of 30 litres
- b) No individual container smaller than 7 litres
- c) All containers in a dedicated non-obstructive position
- d) Storage containers for recycling in addition to non-recyclable waste storage.

6.7.3 Furthermore, the guidelines regarding home composting facilities have also been considered:

Home Composting – Multi-Residential – KBCN1004

- *The requirement to provide home composting facilities and an information leaflet applies to both multi-residential developments with only self-contained units and those with individual bedrooms and communal facilities.*

Home Composting Facilities– KBCN0927

- *Home composting facilities are individual composting containers placed within the kitchen area or communal space for each self-contained dwelling, bedsit or communal kitchen. These containers are either emptied into local on-site communal facilities or are collected by composting collection services run by the waste collection authority. Individual composting containers should be:*
 - a) *Located in a dedicated, non-obstructive position.*
 - b) *Easily accessible to all users.*
 - c) *Durable, low maintenance and cleanable.*
 - d) *Enclosed to manage odour and pest issues.”*

6.8 Summary

6.8.1 In summary, the development proposals are considered to be consistent with local and national waste management policy.

7.0 Summary and Conclusions

7.1 Summary

- 7.1.1 This Waste Management Strategy (WMS) report has been written in order to consider the current development proposals, potential refuse and recyclable waste volumes, management strategy and collection arrangements.
- 7.1.2 The proposed development site is located on Portugal Street East, approximately 400m east of Manchester Piccadilly Train Station.
- 7.1.3 The proposal is summarised as *Demolition of existing buildings and construction of two residential buildings (Use Class C3) comprising Block 1 (G+28 storeys), Block 2 (G+22 storeys) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping, lightning, highways and associated works.*
- 7.1.4 Estimated storage area for each building has been calculated according to the method provided for High Rise Domestic Developments on MCC's GD 04 guidance. A 57.7m² waste room is provided at ground floor of Block 1, whilst block 2 will be provided with a 64.6m² waste storage room. This provision is supplemented by 93 m² of overflow storage areas in the basement of Block 3, with the combined waste storage totalling 215.3 m².
- 7.1.5 MCC collections will collect the waste fortnightly, with private refuse collections to collect fortnightly on alternate weeks. Therefore, the combination of MCC collections and private refuse collections will ensure consistent weekly collection for Fairfax.
- 7.1.6 All four waste streams will be collected each time. Refuse vehicles will collect the waste at the proposed collection points, along Heyrod Street.
- 7.1.7 The development proposals are considered to be consistent with the relevant local and national waste management policy and guidance documents.

7.2 Conclusions

- 7.2.1 From a waste management perspective, there are no reasons why the development proposals should not be granted planning approval.

Drawings



Merchant Exchange, 17-19 Whitworth St. W Manchester M1 5WG
0161 236 2394
manchester@curtins.com
www.curtins.com

Civils & Structures • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer
Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Project:

FAIRFAX - MANCHESTER

Status:

PRELIMINARY

Drg Title:

LOCATION PLAN
REGIONAL LEVEL

Drawn By: OB

Checked By: AT

Designed By: OB

Date: 03/12/25

Scale: NTS

Project No:

Originator:

Volume:

Level:

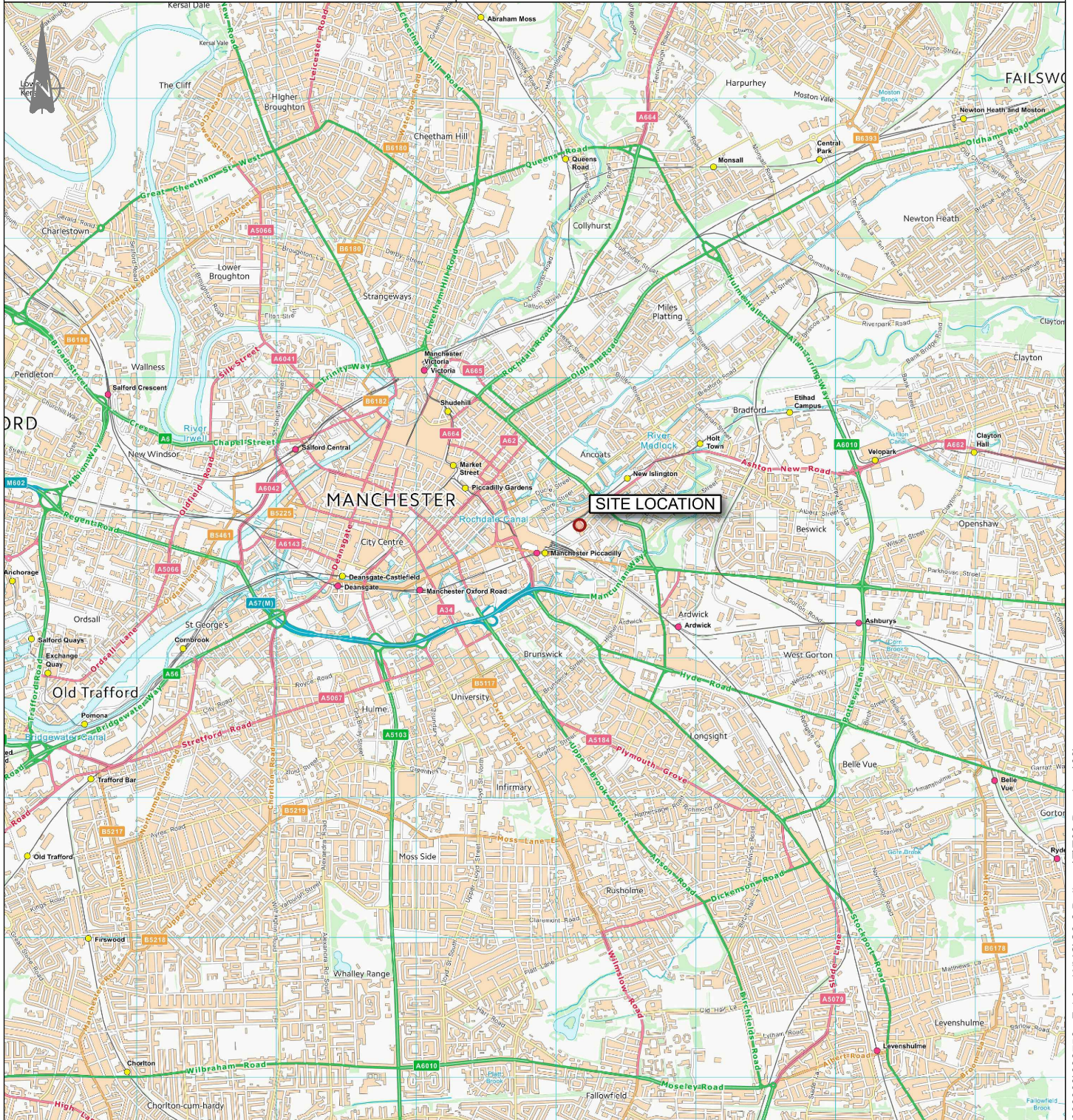
Type:

Role:

Category / Number:

Rev:

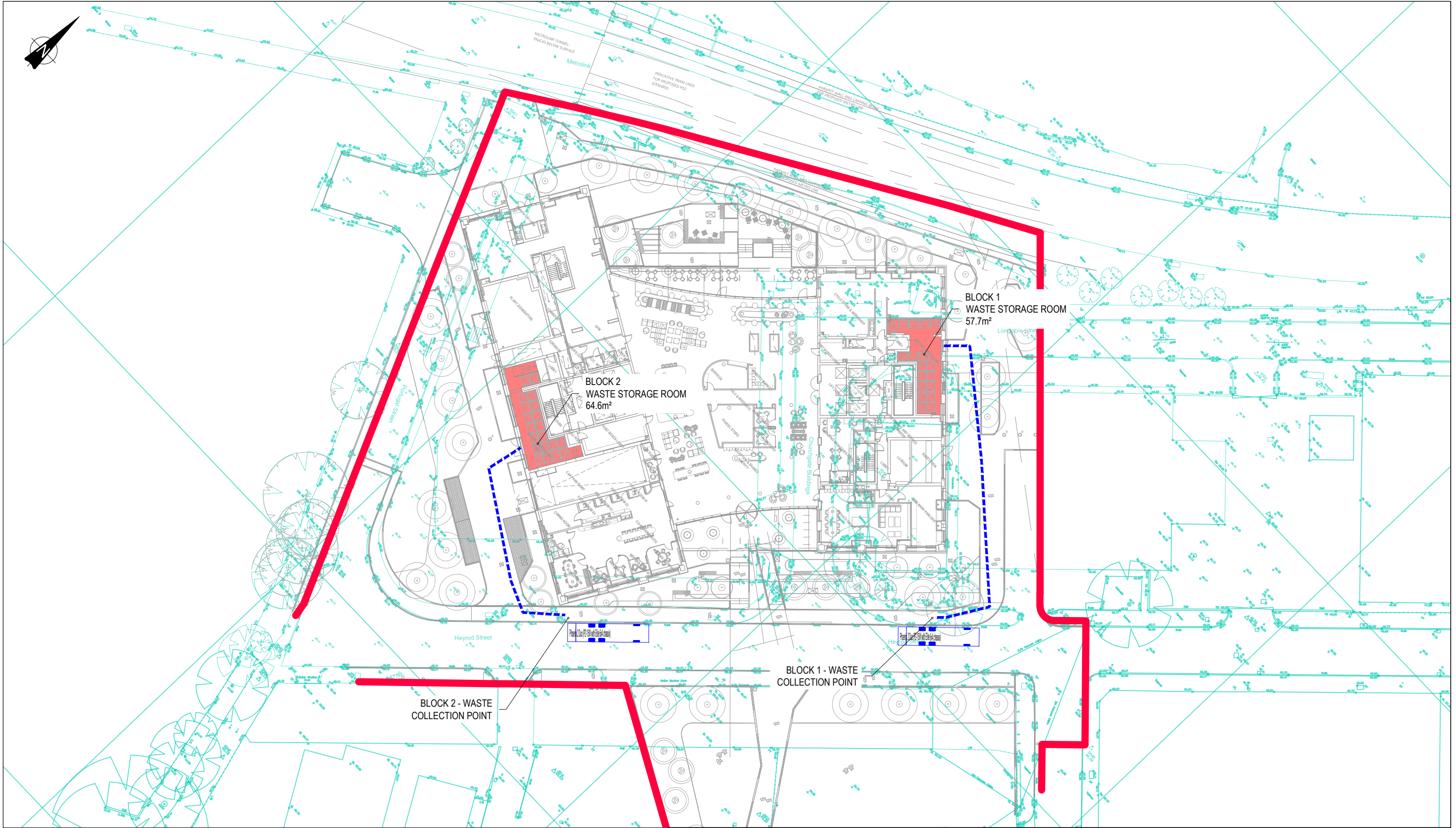
88756 - CUR - 00 - XX - DR - TP - 06001 - P01



KEY: ○ Site

Contains OS data © Crown copyright [and database right] (2025)

\\ma-fs-1\Projects\088001 - 089000\088756 - Fairfax WMSQ3-2-Delivery\T106-Drawings\061



KEY:

RED LINE BOUNDARY

ROUTE

WASTE STORAGE ROOM

P10	Layout updated	21/11/25	OB
P09	Route updated	03/12/19	DD
P08	Route updated	02/12/19	DD
P07	Area updated	18/11/19	DD
P06	Red line updated	24/08/18	DD
P05	Strategy updated	24/08/18	DD
P04	Landscape updated	23/08/18	DD
P03	Route updated	23/08/18	DD
P02	Layout updated	24/07/18	DD
Rev:	Description:	Date:	By:

curtins

Merchant Exchange, 17-19 Whitworth Street, West Manchester M1 5WG

0161 236 2394

manchester@curtins.com

www.curtins.com

Civils & Structures • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer

Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Project:

FAIRFAX PSE

Drg Title:

WASTE MANAGEMENT

Project No:

Originator:

Zone:

Level:

Type:

Discipline:

Category / Number:

Rev:

88756

- CUR

- 00

- XX

- D

- TP

- 06008

-P10

Status:

PRELIMINARY

Drawn By:

DD

Checked By:

FF

Designed By:

DD

Date:

15/06/17

Scale:

1:500



Merchant Exchange, 17-19 Whitworth St. W Manchester M1 5WG
0161 236 2394
manchester@curtins.com
www.curtins.com

Civils & Structures • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer
Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Project:

FAIRFAX - MANCHESTER

Status:

PRELIMINARY

Drg Title:

LOCATION PLAN
LOCAL LEVEL

Drawn By: OB

Checked By: AT

Designed By: OB

Date: 03/12/25

Scale: NTS

Project No:

Originator:

Volume:

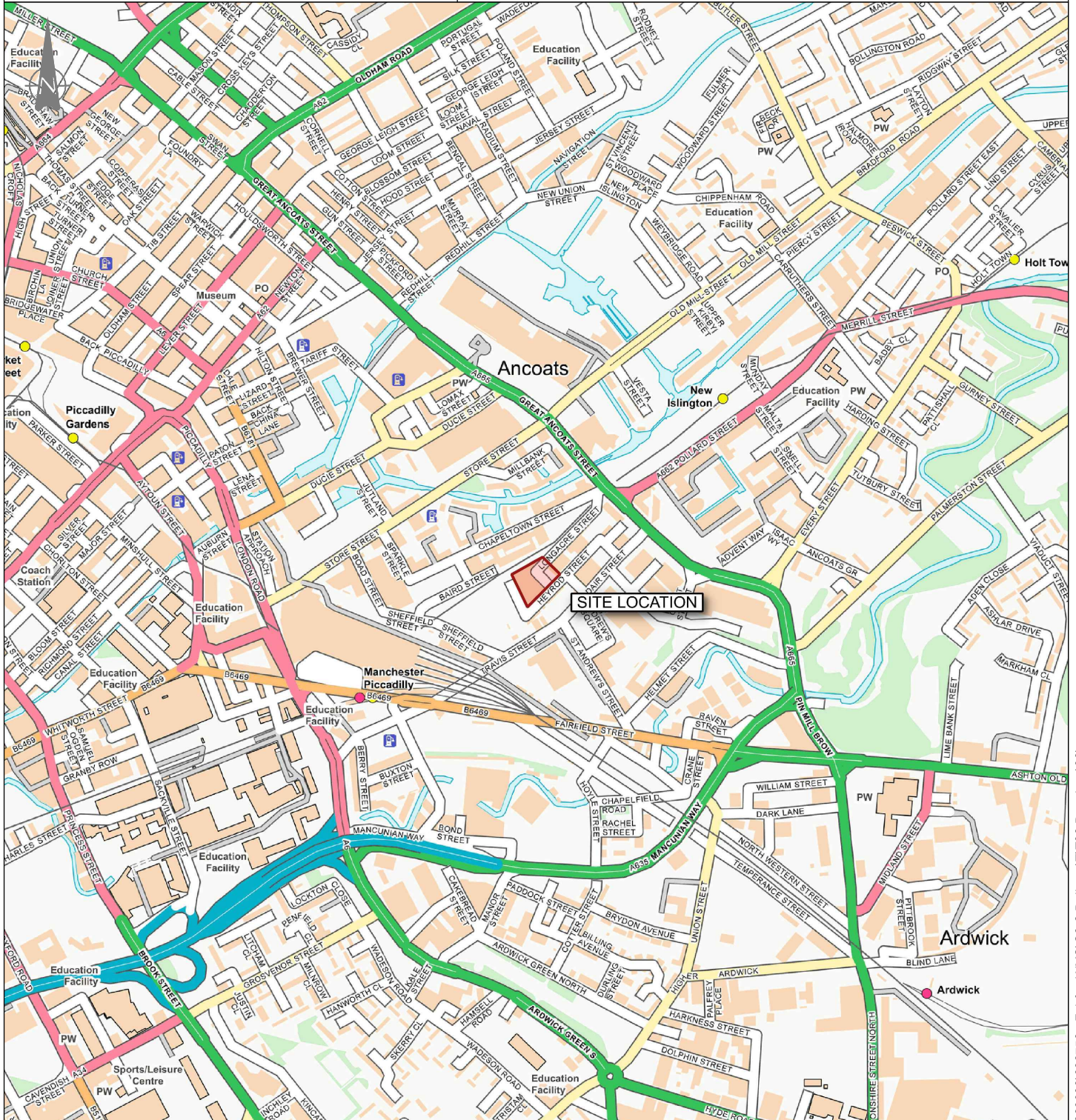
Level:

Type:

Role:

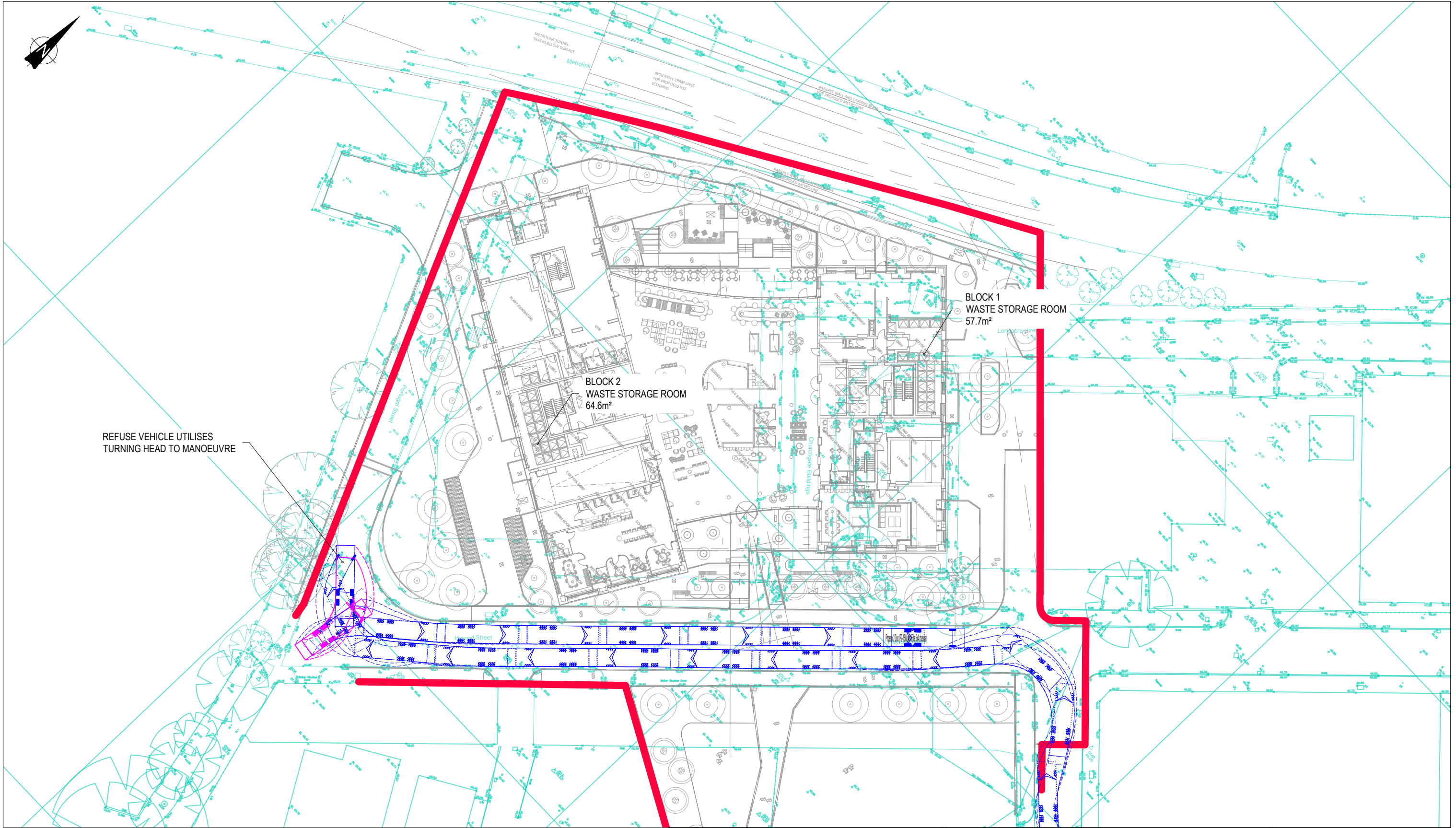
Category / Number: Rev:

88756 - CUR - 00 - XX - DR - TP - 06002 - P01



KEY: Site

Contains OS data © Crown copyright [and database right] (2025)



VEHICLE PROFILE:

Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)
Overall Length 11.200m
Overall Width 2.530m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 5.500m

GENERAL NOTES:

Rev:	Description:	Date:	By:

Merchant Exchange, 17-19 Whitworth Street, West Manchester M1 5WG
0161 236 2394
manchester@curtins.com
www.curtins.com

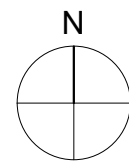
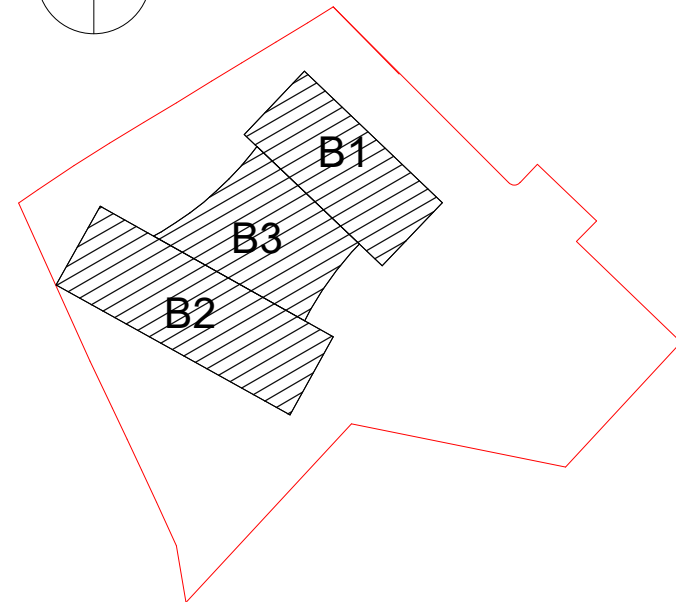
Civils & Structures • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer
Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Project: FAIRFAX		Status: PRELIMINARY	
Drg Title: SWEPT PATH ANALYSIS 11.2M REFUSE VEHICLE		Drawn By: OB	Checked By: AT
		Designed By: OB	Date: 03/12/25
		Scale: 1:500	
Project No:	Originator:	Zone:	Level:
88756	- CUR - 00 - XX - D - TP - 05011 -P01		

Appendix A – Ground Floor and Block 3 Basement Layout

DAY Architectural Ltd does not warrant or take responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance by the intended recipient or user with the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer prior to commencement of any works.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer. The information must solely and only be used for the coordination and/or construction of the current project.
5. The copyright of the original documents belongs to DAY Architectural Limited. The information is only for use in preparation of documents for this project. The information issued may be confidential and must not be used other than by the intended recipient.
6. The recipient is responsible for verifying the correctness and completeness of the information issued. This should be done by consulting all relevant associated documents including but not limited to information provided by the Civil / Structural Engineer, MEP Engineer(s), Fire Engineer, Acoustician, Highway Consultant, Flood Risk Assessor, Party Wall Assessor and any other project designers / consultants supplied during the course of the project and by confirming dimensions on site.
7. It is the responsibility of the recipient to ensure they have the most up to date information.
8. If altered or added to in any way, all references to DAY Architectural Limited must be removed and those making the changes assume total responsibility for the information thereon.
9. The Architect does not warrant that planning permission, Building Control/Building Safety Regulator Approval and other approvals from third parties shall be granted at all or, if granted, will be granted in accordance with any anticipated timescale. All designs provided are subject to such approval.
10. Any landscape/adding design provided by DAY Architectural Limited is in relation to indicative design intent only and DAY Architectural Limited shall have no contractual or insurance liability for such design however provided.
11. This drawing must not be used for 'construction' purposes unless noted otherwise.
12. Do not scale off drawings. Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.



Please note: Block 3 level 0 subject to ongoing structural and MEP coordination

CLIENT
RG GROUP / OLYMPIAN
PROJECT
The Fairfax Manchester

REV	DESCRIPTION	DATE	REV BY	CHKD BY
H	Site plan updated to capture design development	04.04.25	AMS	AMS
G	Updated to include second stair and issued to drawing portal	02.10.23	JM	MG
F	Issued for construction.	07.10.22	MG	MG
E	Amended to suit latest structural core design.	20.04.22	MG	MG
D	Main entrance amended to have revolving door	17.02.22	JM	MG
C	Amended to include latest structural arrangements and core amendment	11.02.22	JM	MG
B	Stage 3 issue	10.12.21	JMLK	MG
A	Issued for information	22.10.21	JM	MG

REV	DESCRIPTION	DATE	REV BY	CHKD BY
-----	-------------	------	--------	---------

DRAWING
Ground Floor GA Site Plan

SCALE 1 : 200 @ A1		FIRST ISSUED 22.10.21	
PROJECT 1284-21	DRAWN BY JM	CHECKED BY MG	
DRAWING STAGE STAGE 4	ROLE A	NUMBER 09-001	REVISION H

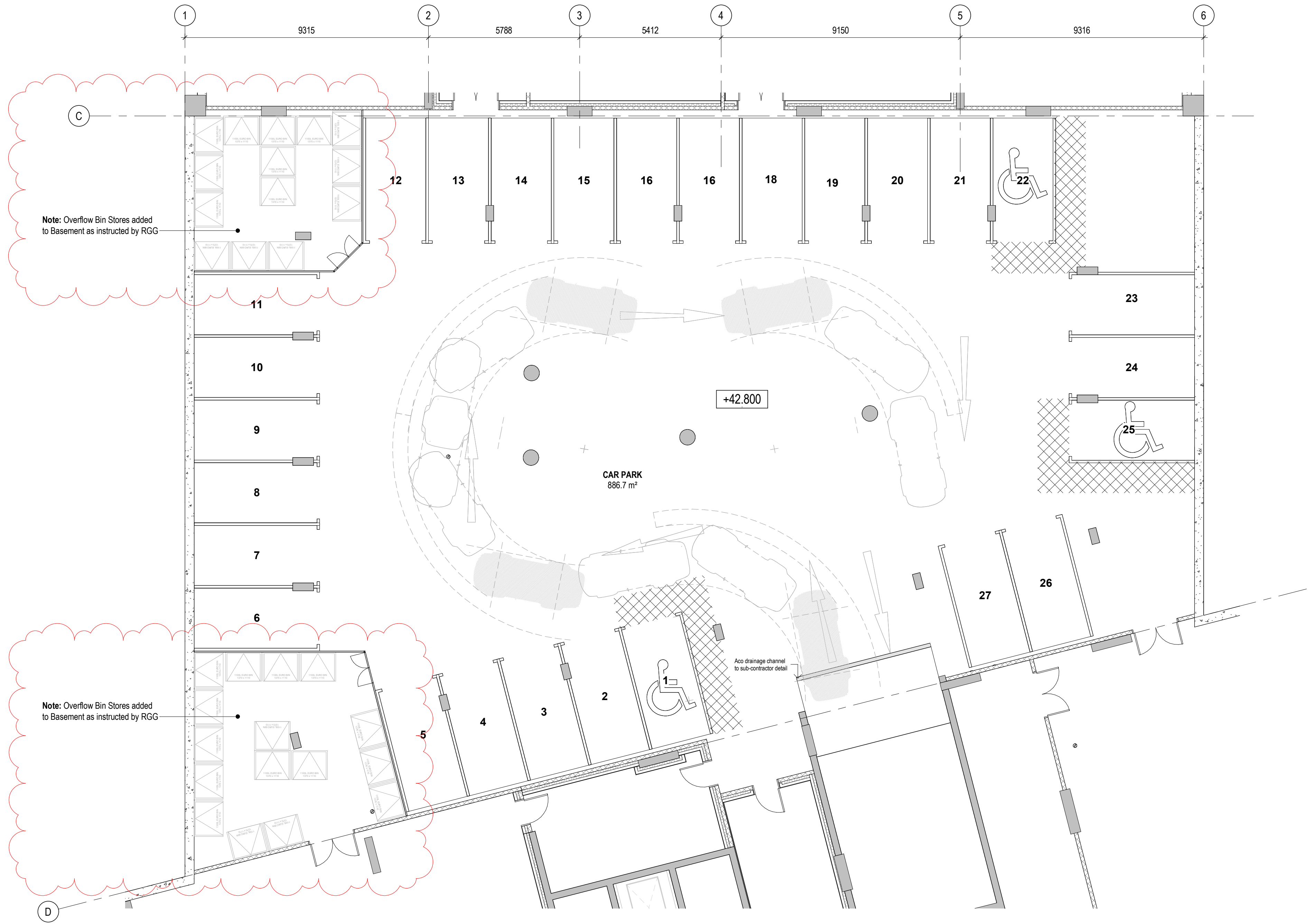
DRAWING STATUS
CONSTRUCTION

Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3 2BW

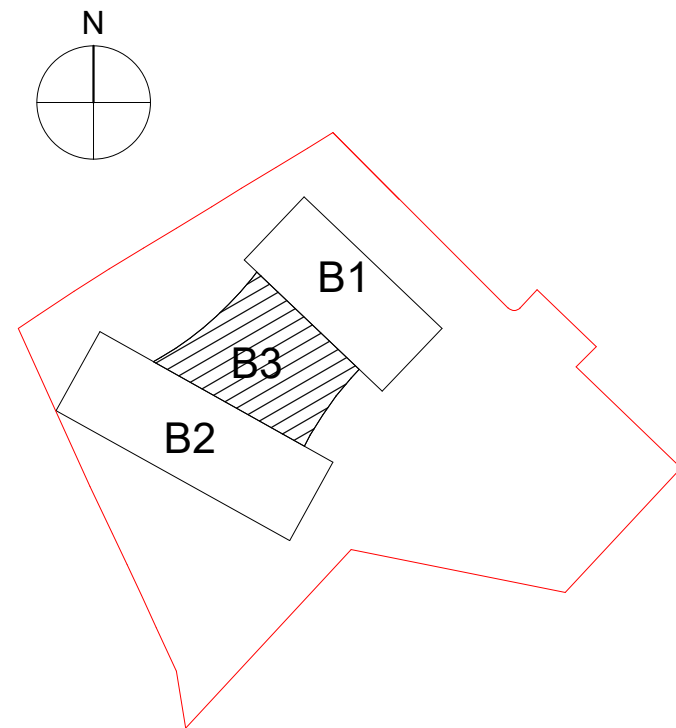
T: 0161 834 9703
W: www.day-architectural.com



Block 3 Basement GA Plan
1 : 100

Schedule of Accommodation

Level	Type	Count
Level 1	1B1P	5
Level 1	1B2P	2
Level 1	2B3P	11
Level 1	2B4P	2
Level 2: 20	1B1P	5
Level 2	1B2P	2
Level 2	2B3P	11
Level 2	2B4P	2
Level 2: 20	1B1P	3
Level 3	1B2P	4
Level 3	2B3P	6
Level 3	2B4P	7
Level 3: 20	1B1P	3
Level 4	1B2P	4
Level 4	2B3P	6
Level 4	2B4P	7
Level 4: 20	1B1P	3
Level 5	1B2P	4
Level 5	2B3P	6
Level 5	2B4P	7
Level 5: 20	1B1P	3
Level 6	1B2P	4
Level 6	2B3P	6
Level 6	2B4P	7
Level 6: 20	1B1P	3
Level 7	1B2P	4
Level 7	2B3P	6
Level 7	2B4P	7
Level 7: 20	1B1P	3
Level 8	1B2P	4
Level 8	2B3P	6
Level 8	2B4P	7
Level 8: 20	1B1P	3
Level 9	1B2P	4
Level 9	2B3P	6
Level 9	2B4P	7
Level 9: 20	1B1P	3
Level 10	1B2P	4
Level 10	2B3P	6
Level 10	2B4P	7
Level 10: 20	1B1P	3
Level 11	1B2P	4
Level 11	2B3P	6
Level 11	2B4P	7
Level 11: 20	1B1P	3
Level 12	1B2P	4
Level 12	2B3P	6
Level 12	2B4P	7
Level 12: 20	1B1P	3
Level 13	1B2P	4
Level 13	2B3P	6
Level 13	2B4P	7
Level 13: 20	1B1P	3
Level 14	1B2P	4
Level 14	2B3P	6
Level 14	2B4P	7
Level 14: 20	1B1P	3
Level 15	1B2P	4
Level 15	2B3P	6
Level 15	2B4P	7
Level 15: 20	1B1P	3
Level 16	1B2P	4
Level 16	2B3P	6
Level 16	2B4P	7
Level 16: 20	1B1P	3
Level 17	1B2P	4
Level 17	2B3P	6
Level 17	2B4P	7
Level 17: 20	1B1P	3
Level 18	1B2P	4
Level 18	2B3P	6
Level 18	2B4P	7
Level 18: 20	1B1P	3
Level 19	1B2P	4
Level 19	2B3P	6
Level 19	2B4P	7
Level 19: 20	1B1P	3
Level 20	1B2P	4
Level 20	2B3P	6
Level 20	2B4P	7
Level 20: 20	1B1P	3
Level 21	1B2P	4
Level 21	2B3P	6
Level 21	2B4P	7
Level 21: 20	1B1P	3
Level 22	1B2P	4
Level 22	2B3P	6
Level 22	2B4P	7
Level 22: 20	1B1P	1
Level 23	1B2P	2
Level 23	2B3P	1
Level 23	2B4P	4
Level 23: 8	1B1P	1
Level 24	1B2P	2
Level 24	2B3P	1
Level 24	2B4P	4
Level 24: 8	1B1P	1
Level 25	1B2P	2
Level 25	2B3P	1
Level 25	2B4P	4
Level 25: 8	1B1P	1
Level 26	1B2P	2
Level 26	2B3P	1
Level 26	2B4P	4
Level 26: 8	1B1P	1
Level 27	1B2P	2
Level 27	2B3P	1
Level 27	2B4P	4
Level 27: 8	1B1P	1
Level 28	1B2P	2
Level 28	2B3P	1
Level 28	2B4P	4
Level 28: 8	1B1P	1
Grand total: 488		



1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer prior to commencement of any works.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer. The information must solely and only be used for the coordination and/or construction of the current project.
5. The copyright of the original documents belongs to DAY Architectural Limited. The information is only to be used in preparation of documents for this project. The information issued may be confidential and must not be used other than by the intended recipient.
6. The recipient is responsible for verifying the correctness and completeness of the information issued. This should be done by consulting all relevant associated documents including but not limited to information provided by the Civil / Structural Engineer, MEP Engineer(s), Fire Engineer, Acoustician, Highways Consultant, Flood Risk Assessor, Party Wall Assessor and any other project designers / consultants supplied during the course of the project and by confirming dimensions on site.
7. It is the responsibility of the recipient to ensure they have the most up to date information.
8. If altered or added to in any way, all references to DAY Architectural Limited must be removed and those making the changes assume total responsibility for the information thereon.
9. The Architect does not warrant that planning permission, Building Control/Building Safety Regulator Approval and other approvals from third parties shall be granted at all or, if granted, 12. Do not scale off drawings. Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.

CLIENT
RG GROUP / OLYMPIAN

PROJECT
The Fairfax Manchester

N	Overflow Bin Stores added to meet area requirements for double waste-collection, as instructed by RGG	21.01.26	JM	MG
M	Issued for discharge of Planning Condition 26.	09.09.25	JM	MG
L	Blockwork to basement perimeter wall omitted as agreed with RGG	11.11.24	AMS	MG
K	Issued for Fire Engineer Review.	02.10.24	JM	AMS
J	Amendments as detailed	23.11.23	GMC	MG
I	Drawing updated to suit latest drainage design and fire strategy report	10.11.23	MG	MG
H	Issued for construction.	07.10.22	MG	MG
G	General update	17.06.22	LK	MG

REV	DESCRIPTION	DATE	REV BY	CHKD
-----	-------------	------	--------	------

DRAWING
Block 3 Basement GA Plan

SCALE 1 : 100 @ A1	FIRST ISSUED 22.10.21
-----------------------	--------------------------

PROJECT	DRAWN BY	CHECKED BY		
1284-21	JM	MG		
DRAWING STAGE		ROLE	NUMBER	REVISION
STAGE 4		A	04-B03	N

DRAWING STATUS
CONSTRUCTION

Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW

T: 0161 834 9703
W: www.day-architectural.com

Appendix B – MCC Waste Pro Forma



Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number: 144105/AO/2025

Date Submitted: 22/01/26

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 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	N/a
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	N/a
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	N/a
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	N/a
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	N/a

0.43m2 has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection.	<p>The development comprises c.488 residential apartments</p> <p>The stores will accommodate a total of 68 x 1,100L bins. Bin Store 1 contains 18no. 1,100L bins, Bin Store 2 contains 20no 1,100L bins, Block 3 north storage area 14no 1,100L bins, Block 3 south storage area 16no 1,100L bins.</p> <p>This is considered sufficient based on MCC's latest GD04 guidance waste volumes estimations and weekly collections, alternating between private collection and Council collection. See section 4 of the Waste Management Strategy for details.</p>
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes

Commercial Developments

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

<p>General Waste -</p> <p>Dry recycling (include material type details) -</p> <p>Food Waste -</p> <p>Industrial Waste -</p> <p>Other -</p>
--

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

Mixed Use Developments

Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	N/a
--	-----

Internal Stores (Residential and Commercial)

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

<p>Block 1 refuse store (57.7 m²):</p> <ul style="list-style-type: none"> - 18no. 1,100L Eurobins <p>Block 2 refuse store (64.6 m²):</p> <ul style="list-style-type: none"> - 20no. 1,100L Eurobins <p>Block 3 north storage area (39 m²)</p> <ul style="list-style-type: none"> - 14no. 1,100L Eurobins <p>Block 3 south storage area (54 m²)</p> <ul style="list-style-type: none"> - 16no. 1,100L Eurobins <p>Total residential waste storage = 215.3 m² (c. 488 dwellings)</p>

Storage Areas for Waste Containers (Residential and Commercial)

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

<p>The residents would store and segregate waste into four main streams internally before it is transferred to the communal waste storage room prior to collection.</p>

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

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

<p>Ventilation – Consideration has been given to appropriately ventilate the waste storage facilities. Details have been provided in relevant documentation.</p> <p>Hygiene – Storage rooms will be constructed in permeable materials. The management company will be responsible for cleaning the facilities.</p>



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 management company.

Please ensure that you have attached:

Detailed plans of bin stores	☒	
Location plans showing stores		☒
Location plans showing the proposed collection point and the route the collection vehicle will take (Please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)	☒	

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023

Our Locations

Birmingham

2 The Wharf
Bridge Street
Birmingham B1 2JS
T. 0121 643 4694
birmingham@curtins.com

Bristol

3/8 Redcliffe Parade West
Bristol
BS1 6SP
T. 0117 925 2825
bristol@curtins.com

Cardiff

3 Cwrt-y-Parc
Earlwood Road
Cardiff
CF14 5GH
T. 029 2068 0900
cardiff@curtins.com

Douglas

Varley House
29-31 Duke Street
Douglas Isle of Man
IM1 2AZ
T. 01624 624 585
douglas@curtins.com

Edinburgh

1a Belford Road
Edinburgh
EH4 3BL
edinburgh@curtins.com

Kendal

28 Lower Street
Kendal
Cumbria LA9 4DH
T. 01539 724 823
kendal@curtins.com

Leeds

Rose Wharf
Ground Floor
78-80 East Street
Leeds
LS9 8EE
leeds@curtins.com

Liverpool

Curtin House
Columbus Quay
Riverside Drive
Liverpool L3 4DB
T. 0151 726 2000
liverpool@curtins.com

London

Units 5/6
40 Compton Street
London
EC1V 0BD
T. 020 73242240
london@curtins.com

Manchester

Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG
T. 0161 236 2394
manchester@curtins.com

Nottingham

7 College Street
Nottingham
NG1 5AQ
T. 0115 941 5551
nottingham@curtins.com