

Oxford Property Trading Ltd & Bruntwood

**PHASE 1B, FORMER BBC SITE
OXFORD ROAD, MANCHESTER**

**Building 7 and 8
Planning Application No:
111027/FO/2016**

**Waste Management Strategy
Addendum Report**

VN50526/Building 7 and 8

April 2016

REPORT CONTROL

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CIRCLE SQUARE BUILDINGS 7&8 WASTE PRO FORMA

1.1 Introduction

- 1.1.1 This Waste and Servicing Strategy Addendum has been prepared by Vectos in support of the planning application by Oxford Property Trading Ltd for Buildings 7 & 8 which form part of the proposed Phase 1B development of the former BBC Site on Oxford Road, Manchester now named Circle Square.
- 1.1.2 The Waste and Servicing Strategy for the whole of Phase 1B including Buildings 7 & 8 was submitted with the planning application and this document set out the combined servicing strategy. This combined strategy is considered essential in reducing the number of refuse vehicles arriving. In effect a refuse vehicle will conduct a collection round picking up at the various collection points.
- 1.1.3 It is therefore considered essential that this Addendum be considered within the context of the site-wide Waste and Servicing Strategy submitted with each application, which encapsulates the information included within the attached report and accurately reflects how these buildings will operate together.

1.2 Proposed Uses of Buildings 7 and 8

- 1.2.1 This report will present the waste management strategy for Buildings 7 and 8.
- 1.2.2 Buildings 7 and 8 offer 266 private rented apartments and 1,609m² of A1,A2,A3,A4,B1,D1 & D2 uses.
- 1.2.3 The waste calculations vary between these commercial types of land use. Therefore the developer has provided a likely occupier forecast focused on the location within the site and the attractiveness of each unit. This has been used to forecast the waste generation.
- 1.2.4 The report next presents a completed Waste Proforma as described in Manchester City Council's **Appendix E** for Planning Applications and goes onto predicting various waste streams generated by the occupiers of Buildings 7 and 8, the refuse storage provision and sets out the strategy for recycling and the collection of waste.

WASTE PROFORMA



MANCHESTER
CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: **111025/FO/2016**
Date Submitted: **29th March 2016**

Estimated volumes and types of waste produced by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of Bins required	To be provided ?
General refuse	240	1 x 240 litre bin	☐
Pulpable Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Mixed Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Garden Waste	240	1 x 240 litre bin	☐
Food Waste	23	1 x 23 litre caddy	☐

High Rise Apartment Developments

N = Number of Apartments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	$V = N \times 110$	$V = 29260$	$V / 1100 = 27$	Mixed with Commercial See Below
Pulpable Recycling	$V = N \times 55$	$V = 14630$	$V / 1100 = 14$	Mixed with Commercial See Below
Mixed Recycling	$V = N \times 55$	$V = 14630$	$V / 1100 = 14$	Mixed with Commercial See Below
Food Waste	$V = N \times 5$	$V = 1330$	$V / 240 = 6$	Mixed with Commercial See Below

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate. Please ensure collection frequencies are included.

Building 7 7 x1100 litre Eurobins
Building 8 8 x1100 litre Eurobins

Estimated at 5 Collections per week. Collections combined with other Buildings in Circle Square.

Waste Calculations & Assumptions

Office Use

The waste forecast for Office land use is derived from BS5906:2005 which forecasts a waste generation of 50 litres per employee per week. In this analysis we have assumed that there would be one employee per 10m² GEA of B1 office space.

Retail

The standard non-food retail operation is assumed to generate waste at a rate of 10 litres per square metre per week based on a rate for shopping centres given in BS5906:2005.

Restaurant

The restaurant units are assumed to generate waste at 75 litres per cover per week based on BS5906:2005.

Bars/Wet Led Unit

The volume from this type of use can be variable. We have used a City Centre Bar/Pub as a representative example and obtained the waste forecasts from the *Pubs, Clubs & Licensed Premises – Study of Waste Arising and potential for Recycling. Final Report. Renew Tees Valley Ltd*). These types of premises typically generate one 660litre bin for glass per week, and 1 x 1100litre bin for food and two x 1100litre Eurobins for Paper /Card and an extra 1 x Eurobin for General Waste.

Residential

Notwithstanding the waste calculations made overleaf the Apartment Waste Calculations for this development are based on the British Standard Waste Management in Buildings—Code of Practice BS5906:2005. This forecast is based on the number of Dwellings and the average number of bedrooms per apartment. The Calculation for weekly waste generation is:

No. Dwellingsx(70 litresxAverage No. of Bedrooms)+30 Litres=Weekly Waste Generation

BUILDING 7 and 8

Building 7 and 8 is made up of A1,A2,A3,A4,B1,D1 & D2 uses comprising of approximately 1,609m² and approximately 266 residential apartments.

A1,A2,A3,A4,B1,D1 & D2

Retail Waste Generated

- **A1 Coffee Shop (122m²) = 1,220 litres of waste per week.**
- **A1 Deli (267m²) = 15 covers = 1,125 litres of waste per week.**
- **A1 Butcher/Florist (42m²) = 420 litres of waste per week.**
- **A1 Laundrette/Bakery (241m²) = 2,410 litres of waste per week.**

Restaurant/Bar = 937m² = 420 Covers = 31,500 litres of waste per week.

In total, Building 7&8 commercial units generate a weekly volume of **36,675 litres** of waste and require a total of **33 bin lifts** per week. It is predicted that there would be **5 collections per week.**

Recycling Streams

A1,A2,A3,A4,B1,D1 &D2 5175 litres waste

When the recycling proportions for typical A1 Retail are applied to the given amount of waste the following percentages are calculated:

- General Refuse (50%) = 2588 litres
- Paper/Card (25%) = 1294 litres
- Co-Mingled Glass/Metal/Plastics (25%) = 1294 litres

Restaurant/Bar 31500 litres waste

- General Refuse (10%) = 3150 litres
- Paper Card (22%) = 6930 litres
- Mixed Recycling (7%) = 2205 litres
- Glass (21%) = 6615 litres
- Organic (39%) = 12285 litres

RESIDENTIAL

Total Residential Waste Generated

Notwithstanding the waste calculations made using the MCC equations the Apartment Waste Calculation made in the British Standard Waste management in buildings —Code of Practice BS5906:2005. This forecast is based on the number of apartments and the average number of bedrooms per apartment.

In this case the average number of bedrooms from a total of 266 dwellings equates to 1.76.

- $(70 \text{ litres} \times 1.76) + 30 \text{ litres} = 153.2 \text{ litres}$
- $153.2 \text{ litres} \times 266 = \mathbf{40,751 \text{ litres of waste per week}}$

In total, the volume of weekly residential waste equates to 40,751 litres per week and this equates to **37 bin lifts per week**. It is predicted that there would be on average **5 bin collections per week**.

Recycling of Residential Waste

Applying the recycling proportions for residential apartments to the above waste forecasts the following recycling rates are as follows:

- General Refuse including Organics (50%) = 20,376 litres
- Pulpable Paper Card (25%) = 10,188 litres
- Co-Mingled (Glass, Metals, Plastics) (25%) = 10,188 litres

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

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.

The commercial occupiers of Buildings 7/8 would all initially have bins stores within their own demise. They would typically have bins for general refuse, paper/card, co-mingled recyclables (glass/metal/plastic) and organic waste.

Some occupiers may generate more specific waste streams depending on the type of use. Bars or other occupiers that generate significant volumes of glass waste will use a wheeled bottle skip to transfer glass waste to the bin store. Large volumes of organic waste would be collected in food caddys and transferred by hand.

It will be the responsibility of the occupier to separate the waste at source and put that into the appropriate bin. That waste would then be transferred to the bin store by the occupiers staff or their cleaner under their direction. This transfer of waste may with refuse sacks, bins with handles or wheeled depending on the size and weight of the waste to be moved. This waste transfer would typically use the goods lift to access the bin store.

Residents would have three bins within each apartment for General Refuse (including foodwaste), Pulpable Paper/Card and Co-Mingled Plastics, Glass and Metal. They would be briefed on the use of the waste system, the need to recycle and avoid contamination. On each floor there would be a waste chute lobby. This would be a Tri-Separator system with three buttons on each floor. Residents would take the waste from their apartment to the chute on each floor and press the appropriate button for the waste they are depositing. The separator at the bottom would direct the waste to the appropriate bins.

The system would be monitored to control contamination and the filling of the bins within the bin store. The method of monitoring can be flexible and may include an automatic bin full alarm system, CCTV, or regular manual observations.

3rd Floor

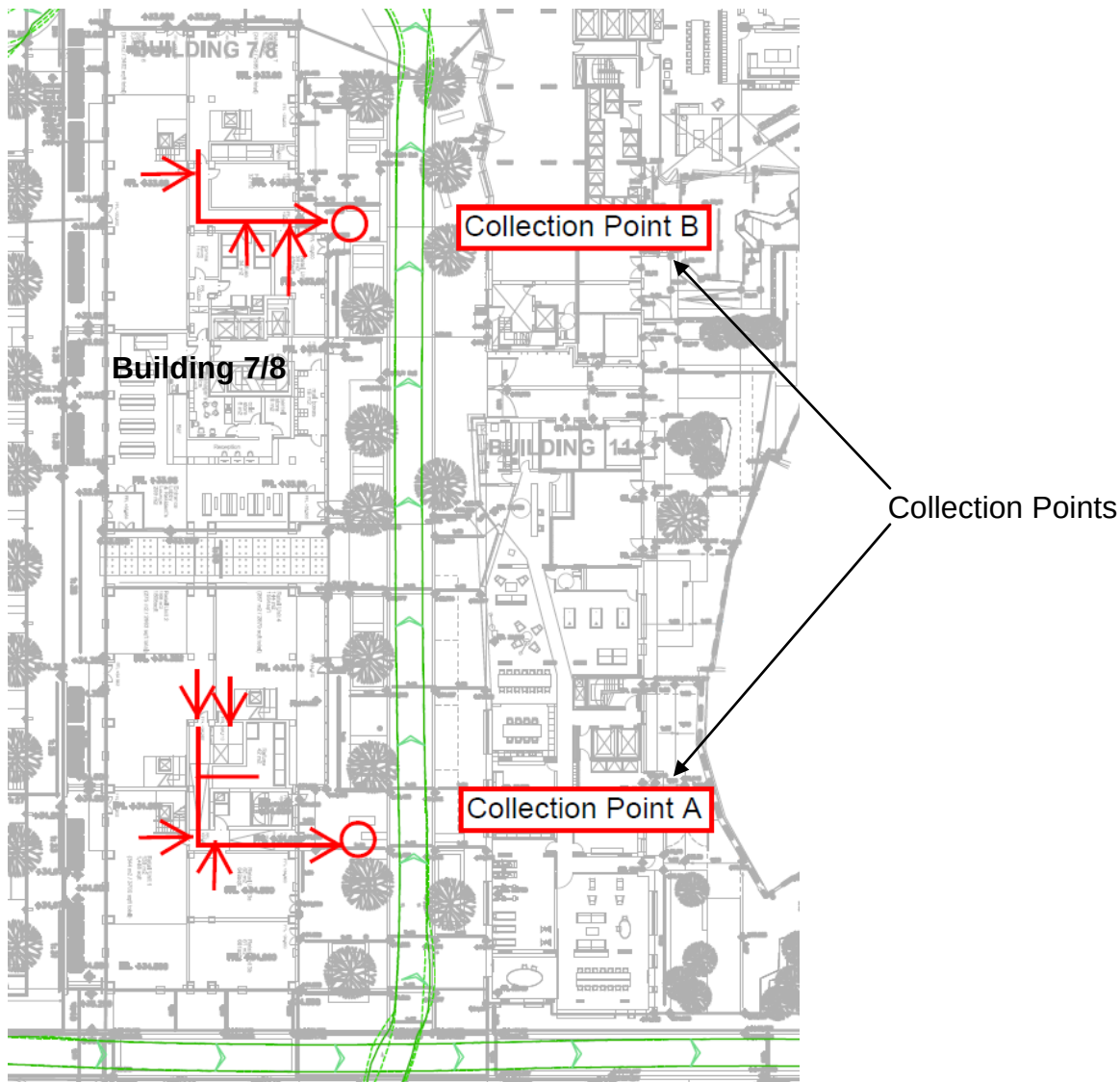
The floor plan shows a symmetrical layout with units 1 through 7. Unit 1 is on the right, and Unit 7 is on the left. The central area contains a staircase, elevator, and common areas. A yellow highlight is placed on the central corridor area, and a red arrow points to it from the text '3rd Floor'.

Bins will be collected from numerous dedicated collection points from buildings 7 and 8 as shown on the attached plan below.

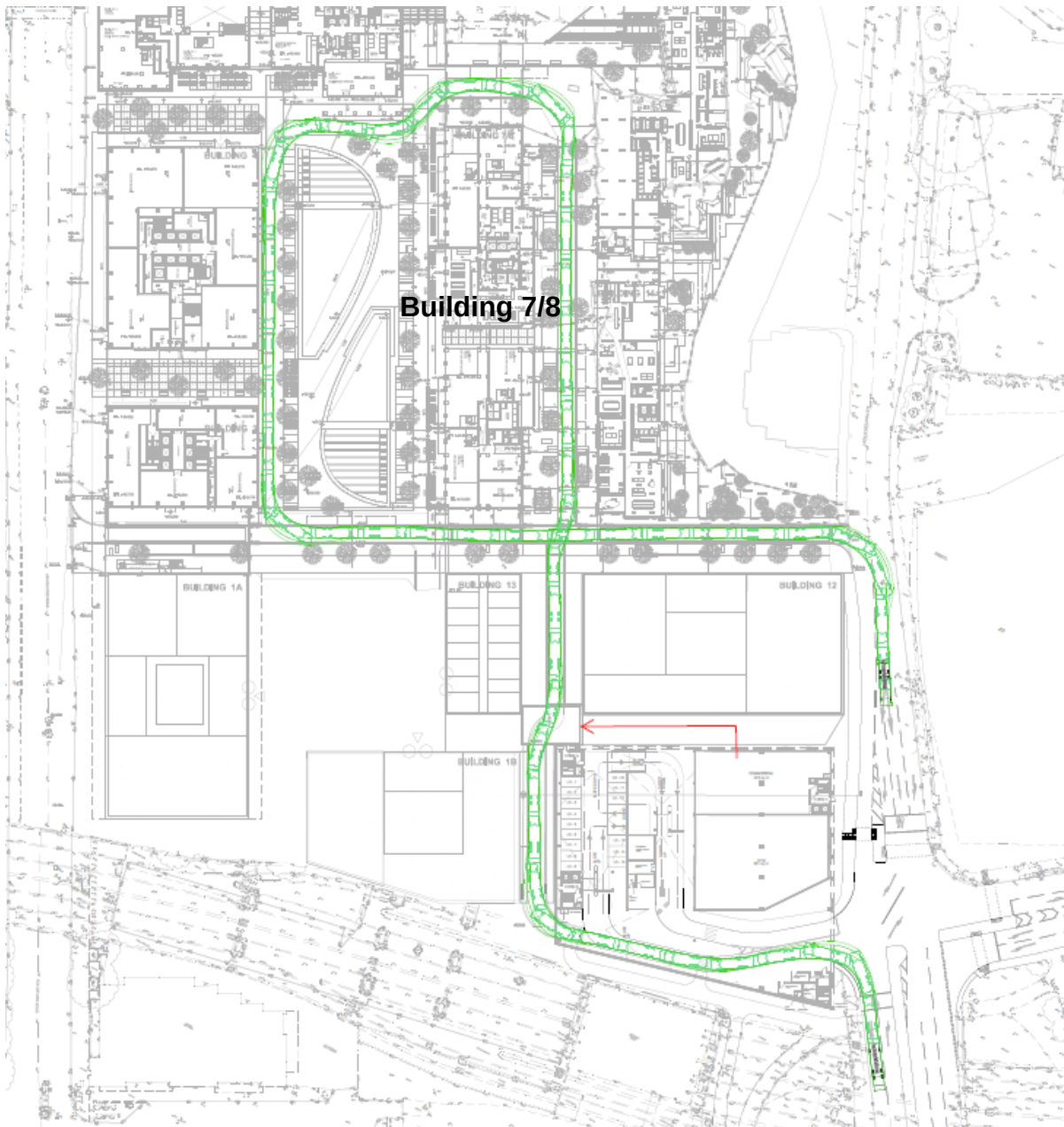
In summary, the following buildings will be served by their respective collection points:

- Buildings 7 and 8 will be served by on street collection points.
- The northern area of Building 7/8 will be served by Collection Point B.
- The central and southern areas of Building 7/8 will be served by Collection Point A.

The attached plan also shows the route in which bins will be taken from inside the Buildings to their collection points. Once bins have been taken to their collection points they will then be taken by the refuse vehicle.



The Route of Refuse vehicles accessing the collection points is shown below.



Are all bins in the store accessible?	Y
Are recycling facilities as easy to access as general refuse?	Y
Has consideration been given to ventilation and hygiene?	Y

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 has responsibility to transfer the bins to the collection point but may employ the Refuse Collection operators to undertake this operation. The bins would be taken out immediately prior to and returned immediately after collection.

Please ensure that you have attached:

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 Guidance document: GD04 Waste Storage and Collection Guidance for New Developments