83–95 Wendover Road, Brooklands

Waste Storage and Collection Design Statement (See also Drg. no. 0824/01/55)

Proposed Development: Extension to form 8 self-contained flats
Site Address: 83–95 Wendover Road, Brooklands, Manchester

1. Waste Storage Requirements

Manchester City Council requires developments to provide adequate, segregated storage for general waste, mixed recycling, and food waste. The GD04 guidance sets out minimum container types and capacities for domestic developments.

For an 8-unit apartment scheme, the following provision is required:

- **General Waste:** 1 × 1100 L Eurobin
- **Mixed Recycling:** 1 × 1100 L Eurobin
- **Food Waste:** 1 × 240 L wheeled bin

These capacities align with the expected volumes for high-density residential schemes and reflect the container types listed in the Council's waste strategy documentation.

2. Bin Store Size and Layout

The bin store has been designed to accommodate the above containers with appropriate manoeuvring space, as required by GD04. Key design parameters include:

- **Internal area:** approx. 8–10 m² to allow safe access to each container
- **Clearance:** minimum 500–750 mm around bins for manoeuvring
- **Flooring:** durable, washable, concrete

The layout ensures that each container can be accessed and removed individually, consistent with the Council's requirement that containers must be accessible without obstruction.

3. Resident Access

The store is positioned to ensure:

- **Maximum 30 m carry distance** from any flat entrance to the bin store (Approved Document H6 standard).
- **Level or gently sloping access**, with no steps.

These measures ensure safe, inclusive access for all residents.

4. Collection Crew Access

Manchester City Council requires that collection crews can access bins without excessive pulling distances or unsafe gradients. The design provides:

- **Direct access from Wendover Road**
- **Maximum 10 m distance** from store to collection point
- **Level route suitable for 1100 L Eurobin movement**

This complies with GD04's requirement for safe and efficient collection routes.

5. Visual and Amenity Considerations

To minimise visual impact and maintain neighbourhood character:

- The store is located adjacent to the parking area, avoiding prominence on the principal elevation.
- External materials complement the main building and surrounding residential context.
- The enclosure is fully screened from public view.

6. Management and Maintenance

In line with Appendix E of the Waste Management Strategy, the following measures are included:

- **Ventilation and hygiene:** regular cleaning schedule; washable surfaces; adequate airflow.
- **Responsibility:** The building management company (or designated agent) will be responsible for:

- positioning bins for collection
- returning bins after collection
- maintaining cleanliness and ensuring containers remain accessible

7. Compliance Summary

This proposal complies with:

- **Manchester City Council GD04 Waste Storage and Collection Guidance (v7, 2023)**
- **Appendix E Waste Management Strategy Pro-forma requirements**
- **Approved Document H6 (Solid Waste Storage)**
- **Local amenity and design policies** relating to visual impact and neighbour considerations

The bin store provides sufficient capacity, safe access, and a high-quality design appropriate for an 8-flat development.