

REFUSE & RECYCLING STORAGE AND COLLECTION STRATEGY

(Submitted in Discharge of Condition 21)

Site: Renshaw House, Hyde Grove, Manchester

Planning Permission Ref: 140060/FO/2024

Applicant: Harvale 2 Ltd

1. Purpose of this Strategy

This Refuse and Recycling Storage and Collection Strategy is submitted in discharge of Condition 21 of the planning permission.

It explains how refuse and recyclable waste generated by the development will be stored, managed and collected once the building is occupied, in a manner that is practical, hygienic and does not adversely affect the public highway or surrounding area.

2. Development Context

The development comprises a purpose-built student accommodation building providing 76 student rooms, with on-site management.

Waste generation will be typical of a student residential use and will be managed centrally by the building operator.

3. Refuse and Recycling Storage

Location

- Refuse and recycling will be stored **internally** within a dedicated refuse storage area at ground floor level.
- The refuse store will be:
 - Enclosed and secure
 - Easily accessible to building management
 - Conveniently located for collection operations

Facilities

The refuse store will accommodate:

- General waste bins
- Mixed recycling bins
- Any other waste streams required by Manchester City Council

Bin sizes and numbers will be provided in accordance with Manchester City Council waste guidance and operational requirements.

4. Management of Waste

- Waste storage areas will be managed by the building owner and/or appointed management company.
- Clear signage will be provided within the building to encourage correct use of refuse and recycling facilities.
- Students will not be required to present bins on the public highway.

5. Collection Arrangements

- Refuse and recycling will be collected from Hyde Grove, consistent with the approved access strategy for the site.
- Collection vehicles will not need to enter the site.
- Bins will be presented for collection by building management at agreed collection times and returned promptly following collection.
- Collection vehicles will stop only for short periods, consistent with normal kerbside refuse collection practice.

6. Timing of Collections

- Collections will take place in accordance with Manchester City Council's standard refuse and recycling schedules.
- Collection times will be coordinated to avoid unnecessary disturbance where practicable.

7. Relationship with Other Approved Documents

Refuse and recycling arrangements are consistent with:

- The approved Transport Assessment and Transport Statement Addendum
- The approved Construction & Demolition Management Plan (for construction phase only)
- The Delivery & Servicing Management Strategy (Condition 12)

8. Management Responsibility

Responsibility for implementing this Strategy will rest with:

- The building owner and/or appointed management company

Management will ensure that refuse and recycling facilities are kept clean, secure and in good working order at all times.

9. Review and Ongoing Management

Refuse and recycling arrangements will be kept under review once the building is occupied.

If operational changes are required (for example, adjustments to bin numbers or collection frequency), these will be implemented in consultation with Manchester City Council's waste services.

10. Compliance Statement

This Refuse and Recycling Storage and Collection Strategy is submitted in full discharge of Condition 21 of the planning permission.

The approved refuse storage and collection arrangements shall be implemented prior to first occupation of the development and thereafter retained for the lifetime of the use.