Waste & Servicing Strategy

Weston Hall & Pendulum Hotel

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Basis of Report

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1.0 Introduction

Background

1.1 This Waste & Servicing Strategy Report has been prepared by SLR on behalf of iQ Student Accommodation (iQ) to provide highways and transport advice in support of a planning application for a site formerly occupied by Weston Hall and the Pendulum Hotel, off Sackville Street, Manchester.

1.2 The site lies within the jurisdiction of Manchester City Council (MBC) who act as the Local Planning and Highway Authority.

1.3 The proposed development consists redevelopment of the site for purpose-built student accommodation (PBSA), providing for 2,511 bed spaces.

Site Location & Context

1.4 The location of the development site is shown in its local context in **Dwg 10346-SHA-Z0-A-B5D8-G100-XP-XX-001** and the Redline Boundary shown in **Dwg 10346-SHA-Z0-A-B5D8-G100-XP-XX-002**.

1.5 The Site comprises of approximately 0.72 hectares of land. It is bound by Charles Street to the north; Sackville Street to the east; a raised platform to the south which connects to University of Manchester buildings (George Begg Building, John Garside Building and Faraday Tower) to the south; and a surface-level car park and Hotel Ibis Manchester Centre Princess Street which front onto A34 Princess Street.

1.6 The Site comprises two interconnected building blocks with a shared main entrance, courtyard design and limited degree of landscaping.

1.7 The existing buildings comprise of:

- Weston Hall, which is a part 5, part 6 storey purpose-built student accommodation development comprising of 528 bed space. The Echoes Day Nursey occupies part of the ground floor of Weston Hall under an occupational lease and is accessed from Charles Street.
- The Pendulum Hotel, which is a part 5, part 6 storey hotel with 117 rooms and a conference centre and is part of the University of Manchester (UoM) campus buildings.

1.8 The existing development is ‘car-free’, and no parking spaces are provided within the site.

1.9 The wider area surrounding the site is characterised by a mix of uses including university, office, leisure, residential and student residential accommodation.

Proposed Development

1.10 The proposed development will be phased and comprise:

- Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and
- Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works.

1.11 The quanta of new PBSA beds provided is

- Phase A: 1,296 new beds + 516 refurbished beds in existing halls/hotel
  1,812 beds
- Phase B: **1,215 beds**

Total **2,511 beds** (following demolition of existing buildings)

1.12 There is no car parking on site, but cycle parking will be provided in the external areas as follows:

- Phase A 80 Spaces Double Stacked Covered
  4 visitor spaces in Sheffield stands (or similar)
- Phase B 60 Spaces Double Stacked Covered

Total **144 Cycle Parking Spaces**

1.13 The relevant plans of the development are given in the **Drawings** section of this report.

2.0 Servicing Strategy

Introduction

2.1 The aim of the servicing strategy is to limit the number of servicing trips, avoid servicing activity at inappropriate times and encourage sustainable best practice in ordering goods by occupants and reducing adverse impacts from vehicles and drivers.

2.2 The proposed development will be 'car-free' and therefore, there will be no car parking spaces provided on site. As with the existing buildings, there is no proposal for direct vehicle access into the site and no off-road service area.

2.3 The site will benefit from quality landscaped spaces around the buildings. The Landscape Plan given in **Dwg 3489-PLA-XX-XX-DR-L-0001** shows the proposed Loading Bays to serve the site and these are described next.

Service Loading Bays

2.4 The site will effectively benefit from three servicing locations. These are shown indicatively in **Figure 2.1** overleaf.

2.5 It can be seen that on Sackville Street the existing access into the Weston Hall service/maintenance space will be extended to create a formal on street loading bay. With this there would be a loss of one on street parking bay with development. It is understood that a commuted sum would be needed to offset MCC for the loss of future parking revenue from that bay.

2.6 On Charles Street the Phase A building will also be served by an on-street loading bay. This means that the existing single yellow traffic regulations orders (which do permit loading) will be amended to create a more formal loading space for vehicles.

2.7 Finally in Charles Street there is an existing loading bay to the west which is convenient for servicing the Phase B building of the development.

2.8 These Loading Bays will not be restricted in terms of the times of operation. However, the management strategy will include measures to manage service vehicle activity and avoid clashes of vehicles, and this is described next.

2.9 During the construction and operation of Phase A, temporary arrangements will be made for servicing of remaining elements of the existing buildings. This will involve servicing from Charles Street, as servicing from Sackville Street will no longer be possible.

2.10 During construction we expect that a dilapidation condition would apply to restore any damage to the footways.

Figure 2.1 Service Loading Bays



Service Vehicle Forecasts

2.11 A forecast of service vehicle trips hour by hour has been undertaken for the site with reference TRICS database for Student Accommodation as presented in the Transport Statement. The servicing trips are described below in **Table 2.1** for the key periods where servicing activity is at its greatest.

Table 2.1: PBSA Service Trip Forecasts

Time Period	LGVs		OGVs*	
	Arrivals	Departures	Arrivals	Departures
0700-0800	1	1	2	2
1000-1100	5	4	0	0
1400-1500	6	7	0	0
1700-1800	1	1	0	0
Daily	35	38	2	2

**OGV is a Goods vehicle with 3 or more axles in excess of 3.5T*

2.12 OGVs or 'Other Goods Vehicles' are typically vehicles that have 3 axles (or a double rear axle). These vehicles can range from a large van, a rigid HGV around 10m in length and the largest vehicle would include Large Refuse lorry up to 11.5m in length.

2.13 LGVs would typically include vans with a single rear axle.

2.14 The trips forecast shows around 40 service vehicle trips accessing the site over the course of the day. The larger vehicles tend to arrive early in the morning and there is a peak of LGVs mid-morning and a larger peak of up to 7 LGVs in the afternoon.

2.15 It is noted that a single delivery vehicle could well make multiple drop-offs such as a post van or a refuse vehicle at a large site particularly where there are two buildings these locations. Most logistics firms look to coordinate their delivery rounds and therefore the number of vehicles on the wider network is likely to be much lower than the forecasts from each individual site.

2.16 The dwell times for vehicles is expected to be up to 20 minutes for a larger vehicle and 5-10 minutes for an LGV.

2.17 Given that there are three loading bays and that most deliveries can be turned around quickly, we do not expect that there would be a clash of multiple vehicles looking to serve the development at any one time.

2.18 On top of the above we expect deliveries to occupants from online courier and food delivery companies. These trips are largely expected using bicycle couriers who would park in the visitor cycle parking that is made available within the landscaped areas to ensure the safe and tidy parking of courier bikes.

Management of Service Activity

2.19 To manage the service vehicle activity this Service Management Strategy employs several measures to limit elements as described below:

- The on-site management team will direct the regular and site wide servicing activity (including post, refuse collection, maintenance activity) to occur between 08:00-18:00 unless an alternative time has been agreed.
- Occupiers that order deliveries will be informed by the handbook and by on site notices that deliveries will be accepted between 08:00 and 20:00.
- Post and small parcel items will be delivered by post/courier would be left at reception.
- As a general rule delivery drivers will not be permitted access to the building and would be expected to deliver to reception and the occupier called.
- Online grocery and food delivery couriers would arrive at reception and the occupiers called down for pickup.

Service Vehicle Mitigation Measures

2.20 Measures will be taken regarding pedestrian safety/amenity and servicing will be made with a minimum amount of noise and no use of the horn at any time.

2.21 As such vehicles will manoeuvre on-site with as little noise as possible and drivers will ensure they:

- Engage gears quietly;
- Keep engine revs to a minimum;
- Apply brakes gently;
- Close driver's door quietly; and
- Engine off when not in use.

3.0 Waste Management Policy

Policy Context

3.1 Manchester City Council (MCC) have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled. This guidance GD04 requests that a Waste Proforma is completed to support development applications, and this is presented in **Appendix C.**

3.2 That document has a specific reference to PBSA and this states the scheme should separate waste into 4 waste streams and recommends the following provision:

> *A building with 100 single-occupancy rooms would need at least 23m2 of space for 11 x 1100 litre containers and 2 x 240 litre bins, plus the space required to manoeuvre and access all of the containers individually. This is based on 55 litres per room for general waste, plus at least 22 litres per room for pulpable recycling and at least 22 litres per room for comingled recycling. Food waste is based on 5 litres per room.*
>
> *If you are considering alternative waste and recycling arrangements, please contact the Local Planning Authority before your plans are submitted.*

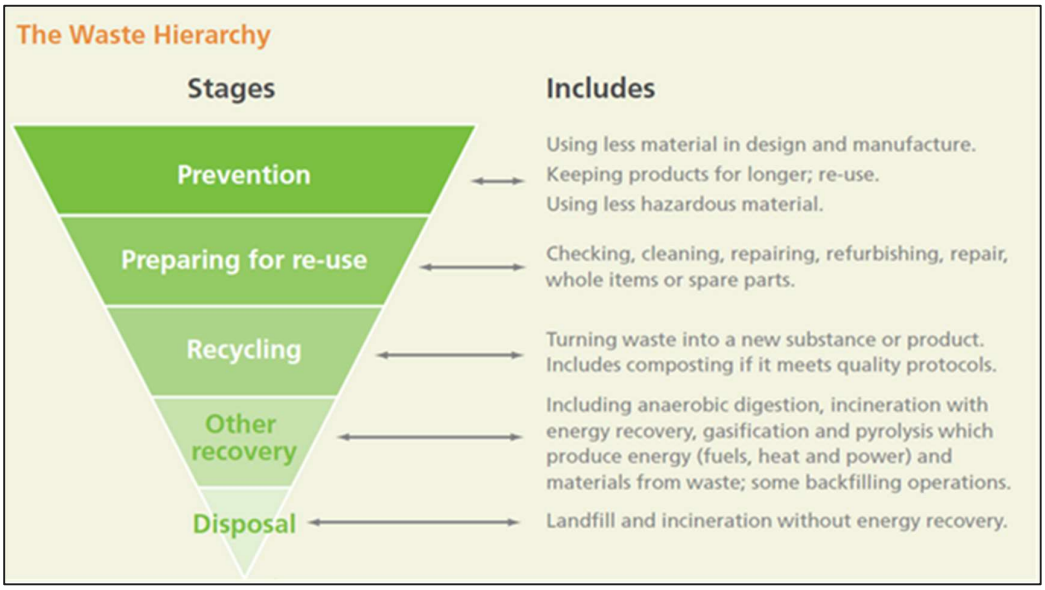
3.3 To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.

3.4 In accordance with Section 34 of the Environmental Protection Act 1990, the manager of the development has a legal ‘Duty of Care’ to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.

3.5 The Waste (England and Wales) (amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate wastepaper, metal, plastic and glass in different waste streams.

3.6 There is an obligation to use SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described in **Figure 3.1.**

Figure 3.1: Waste Hierarchy



3.7 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.

3.8 There will be food waste generated by the kitchens and cafés/restaurants which needs to be covered by the Animal By-Products (Enforcement) (England) Regulations 2011. The volumes of waste will be greater than 20kg and therefore need to be stored in a labelled container and collected by a licensed carrier and records kept.

3.9 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company can help meet MCC's and the government's aspirations.

3.10 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:

- Adequate means of storing solid waste shall be provided; and
- Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.

3.11 The 'Simpler Recycling' legislation will come into effect for residential properties in March 2026, and this aims to simplify waste collection nationwide and separate out food waste, with a mandatory weekly food waste collection. However, there is flexibility for apartment buildings but regardless there is an aim policy wise to separate food waste into its own waste stream which has the benefit all round of keeping the other waste streams cleaner.

4.0 Waste Management Strategy

4.1 The Waste Management Strategy is centred around separating waste into four main categories which will have colour coded bins and bags to encourage compliance. The four waste streams are described below in **Figure 4.1** and include Pulpable Recycling, Dry Mixed Recyclables, Food Waste and the Residual General waste streams. The Food Waste will be stored in a food waste caddy with a handle and compostable liners will be provided.

Figure 4.1 Waste Streams

Pulpable Recyclables (Paper/Cardboard/Tetrapak etc)



Dry Mixed Recyclables (Glass/Cans/Plastics)



Food Waste



General Waste – All Other Waste

4.2 It is noted that there are some other waste streams that do not fit into the above categories. These can include Bulky Waste such as furniture items which can be collected (by special arrangement with a charge) and stored for collection in one of the four Bin Stores.

4.3 There are also Community Recycling schemes that the Universities promote particularly at the end of term. iQ will coordinate with the Universities campaigns to minimise waste and recycle where possible. As an example, the 'Give It Don't Bin It' campaign, run in collaboration with Manchester City Council, British Heart Foundation, and Manchester Metropolitan University supports students to donate, recycle or responsibly dispose of their unwanted items.



4.4 Students will be provided information on the appropriate ways to recycle and minimise waste and during these times additional measures can be put in place for a temporary period.

4.5 Students are expected to bring their waste to the bin stores via the lifts and deposit their waste in the colour coded and labelled bins.

5.0 Waste Forecasts

MCC Guidance

5.1 MCCs guidance for this number of PBSA bedrooms is a Bin Store that equals 0.23sqm per apartment and a bin storage requirement of 11x1100litre Eurobins and 2 x 240litre food bins per 100 single occupancy bedrooms. We have calculated what that would equate to in this development and that is shown in **Table 5.1** below.

Table 5.1 MCC Guidance Bin Storage Requirements

MCC Guidance	Bin Store Size	Eurobins	240litre
Phase A Tower	246 sq m	118	22
Phase A Low Rise	52 sq m	26	5
Phase B Tower	188 sq m	90	17
Phase B Low Rise	91 sq m	44	8
Total	577 sq m	278	52

5.2 In practical terms a development of this scale **cannot** accommodate the storage of 278 Eurobins and 52 Food Waste Bins. Therefore, an alternative strategy is proposed and this is described next.

PBSA Waste Forecasts

5.3 The waste forecasts for Student Accommodation have been based on a typical weekly waste generation rate per bed space as presented in the MCC Guidance GD04 of:

General Waste	55 litres
Pulpable Recyclables	22 litres
Co-mingled Recyclables	22 litres
Food Waste	5 litres

5.4 As there are 4 bin stores across both buildings which are located conveniently for the tall tower and low rise elements and we have calculated the waste volumes accordingly and these are given in **Table 5.1** overleaf for Phase A and in **Table 5.2** for Phase B.

Table 5.1: Phase A PBSA Waste Recycling Rates

Waste Forecasts and Bin Store Provision
Weston Hall & Pendulum PBSA

Date: 05/12/2025
Version: 03

Weston Hall & Pendulum Student Accommodation

No. Beds	Phase A Tower	1068 Beds
	Phase A Low Rise	228 Beds

Weekly Waste Generation

No. Beds	Phase A Tower	1068 Beds
	Phase A Low Rise	228 Beds

Weekly Waste Forecast - 100 litres per week per bed		Daily Waste Forecast	
Phase A Tower	106800 litres	Phase A Tower	15257 litres
Phase A Low Rise	22800 litres	Phase A Low Rise	3257 litres

Phase A Tower

Recycling Streams Phase A Tower	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total	
	53%	5%	21%	21%	100%	
Litres / Week	56481	5135	22592	22592	106800	Litres / Week
Litres / Day	8069	734	3227	3227	15257	Litres / Day
Collection Frequency 2 days						
1100 litre EuroBin Storage Based on Collection Frequency	15		6	6	27	1100l Eurobins
240 litre Bin Storage Based on Collection Frequency		7			7	240l Bins

Phase A Low Rise

Recycling Streams Phase A Low Rise	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total	
	53%	5%	21%	21%	100%	
Litres / Week	12058	1096	4823	4823	22800	Litres / Week
Litres / Day	1723	157	689	689	3257	Litres / Day
Collection Frequency 2 days						
1100 litre EuroBin Storage Based on Collection Frequency	4		2	2	8	1100l Eurobins
240 litre Bin Storage Based on Collection Frequency		2			2	240l Bins

Table 5.2: Phase B PBSA Waste Recycling Rates

Waste Forecasts and Bin Store Provision
Weston Hall & Pendulum PBSA

Date: 05/12/2025
Version: 03

Weston Hall & Pendulum
Student Accommodation

No. Beds	Phase B Tower	821 Beds
	Phase B Low Rise	394 Beds

Weekly Waste Generation

No. Beds	Phase B Tower	821 Beds
	Phase B Low Rise	394 Beds

Weekly Waste Forecast - 100 litres per week per bed		Daily Waste Forecast	
Phase B Tower	82100 litres	Phase B Tower	11729 litres
Phase B Low Rise	39400 litres	Phase B Low Rise	5629 litres

Phase B Tower

Recycling Streams Phase B Tower	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total	
	53%	5%	21%	21%	100%	
Litres / Week	43418	3947	17367	17367	82100	Litres / Week
Litres / Day	6203	564	2481	2481	11729	Litres / Day
Collection Frequency 2 days						
1100 litre EuroBin Storage Based on Collection Frequency	12		5	5	22	1100l Eurobins
240 litre Bin Storage Based on Collection Frequency		5			5	240l Bins

Phase B Low Rise

Recycling Streams Phase B Low Rise	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total	
	53%	5%	21%	21%	100%	
Litres / Week	20837	1894	8335	8335	39400	Litres / Week
Litres / Day	2977	271	1191	1191	5629	Litres / Day
Collection Frequency 2 days						
1100 litre EuroBin Storage Based on Collection Frequency	6		3	3	12	1100l Eurobins
240 litre Bin Storage Based on Collection Frequency		3			3	240l Bins

6.0 Refuse & Storage Collection

Bin Store Sizing

6.1 The Bin Store locations along are shown in Dwg 10346-SHA-Z0-A-G200-PL-00-001 in **Appendix A**.

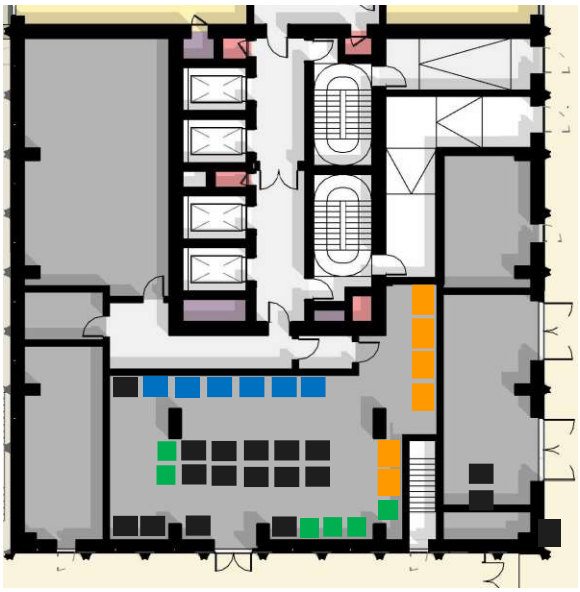
6.2 There are 4 Bin Stores located at ground floor level, with two bin stores provided for Phase A and 2 stores provides for Phase B. The Bins Stores shown can accommodate the following number of Bins:

Phase A (High Rise) Bin Store 1	27x1100litre Eurobins	7x240litre bins
Phase A (Low Rise) Bin Store 2	8x1100litre Eurobins	2x240litre bins
Phase B (High Rise) Bin Store 3	22x1100litre Eurobins	5x240litre bins
Phase B (Low Rise) Bin Store 4	12x1100litre Eurobins	3x240 litre bins

6.3 These bins would be colour coded according to the waste streams. The Bin Store locations are shown in **Figures 6.1** and **6.2** below.

Figure 6.1 Phase A Bin Stores Indicative Waste Allocation

High Rise



Low Rise



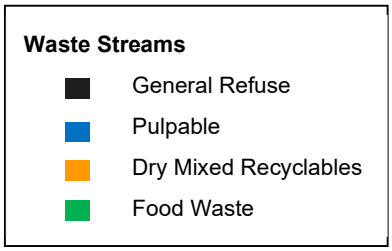
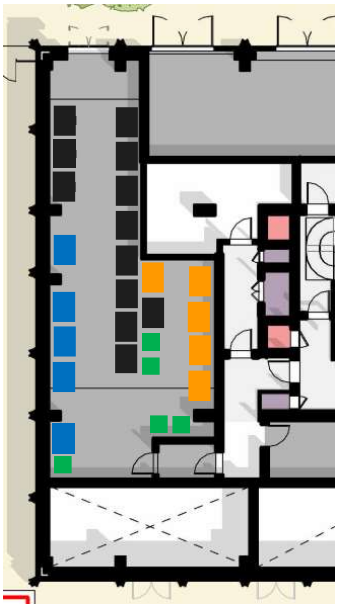
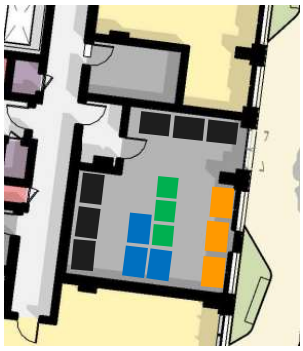


Figure 6.2 Phase B Bin Stores Indicative Waste Allocation

High Rise



Low Rise



Waste Streams

- General Refuse
- Pulpable
- Dry Mixed Recyclables
- Food Waste

6.4 Students would have access to the bin store to drop of the waste. In addition, space would be made available for storage of bulky waste items. If such waste needs a separate collection, then the student would be charged for that service.

6.5 It will be the responsibility of the on-site management team to monitor bin capacity and replace bins as they get full. CCTV will cover the area.

6.6 The bin stores would be ventilated, have impervious floors, bump strips to avoid damage to doors and walls, be appropriately ventilated and to assist in cleaning, the bin stores will benefit from a water outlet. It will be the responsibility of the on-site management team to keep the bin stores and transfer routes clean.

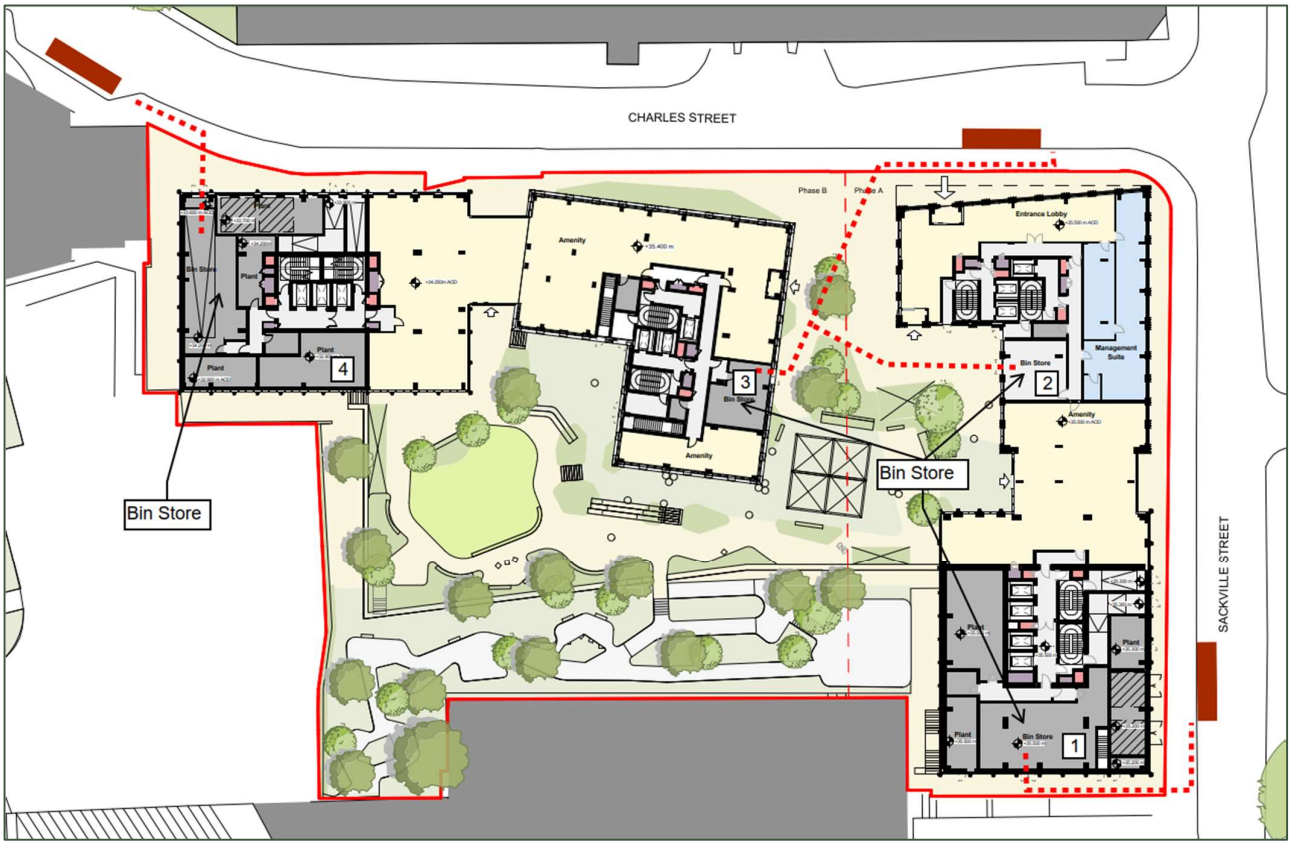
6.7 If additional waste storage is needed at the Move Out period at the end of term, then this would be provided and managed in a safe and environmentally friendly way.

Waste Transfer

6.8 Within each communal kitchen area there would be a set of 4 colour coded bins according to the main waste streams described in **Figure 4.1**. Students would be instructed to take the waste from those bins to the bin store via the lift. The waste bags would also be colour coded to aid compliance.

6.9 From the Bin Store the on-site management team (or the waste operatives under their contract) would transfer the wheeled bins from the bin store just prior to collection The waste transfer routes are also shown on **Figure 6.3.** There are no steps or steep slopes over these routes.

Figure 6.3 Waste Transfer Routes



6.10 Around the relevant loading bays there is sufficient space for these bins to be parked prior to collection. Immediately after collection, the bins would be returned to the bin store by the on-site team.

Waste Collection

6.11 Waste Collection is expected to be made every two days for the General Waste, recyclables and Food Waste bins.

6.12 The Waste Collection would be subject to discussion with MCC waste service team but as the collection does not comply with the MCC recommendations for a council collection it is expected that a private contractor would be appointed. With this arrangement it is expected that an appropriately worded condition would be applied to the planning permission and a legal agreement entered into with MCC that covers the MCC should they need to step in as a refuse collector.

Proforma

6.13 MCC require that a Waste Proforma be prepared to support the planning application. Using the information presented in this report, a completed Waste Proforma for the development is presented in **Appendix A.**

7.0 Summary and Conclusion

Summary

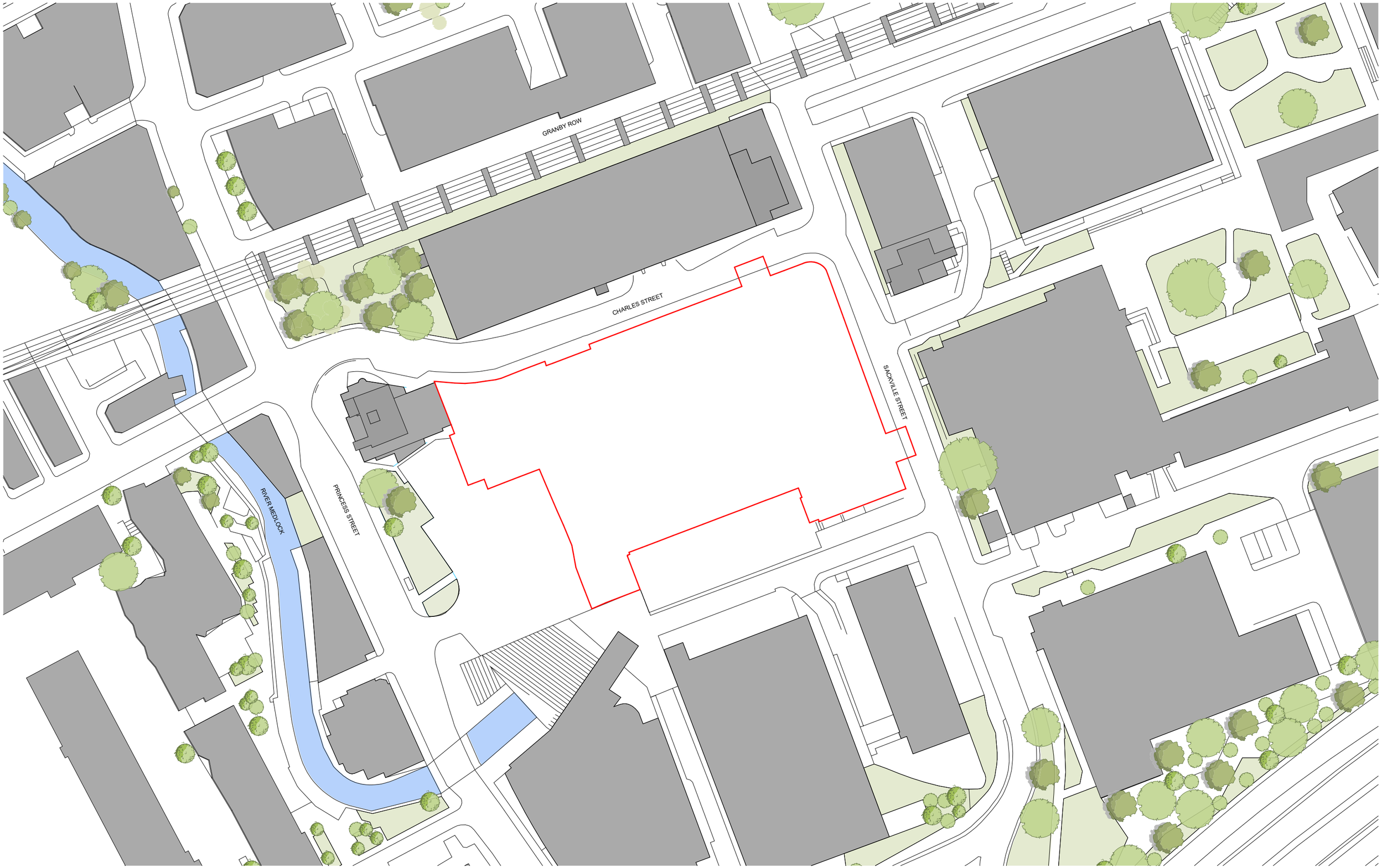
7.1 This document has set out the Waste & Servicing Strategy for the development of Weston and Pendulum Hotel which is for a large development of purpose-built student accommodation.

7.2 It has set out the likely waste generation for the land use and associated refuse storage provision. A recycling strategy is also incorporated within the strategy and sufficient servicing provision has been demonstrated.

Conclusion

7.3 It is concluded that the refuse storage, waste management and collection proposed is appropriate for this scale of development and that waste collection can be undertaken in an efficient and environmentally friendly manner.

Drawings



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DRAFT
05-12-2025

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Existing Site Location Plan

Project No
10346

Scale
1:1000 @ A3

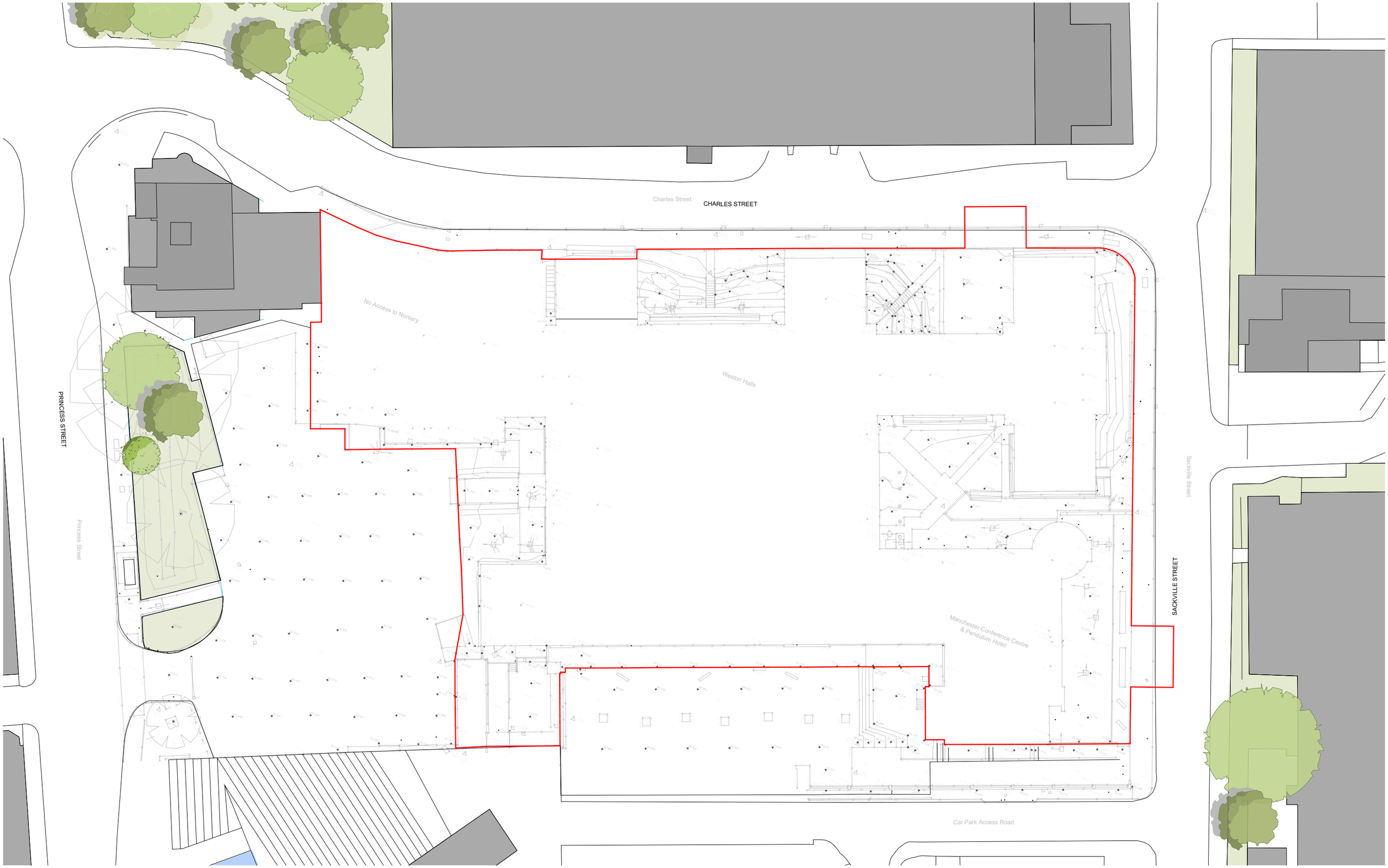
Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-XP-XX-001

Revision
P01

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05-12-2025

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Existing Site Plan (with Topographic Survey)

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-XP-XX-002

Revision
P01

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05-12-2025

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 00

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-00-001

Revision
P01

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CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

DRAFT
05-12-2025

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 01

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-PL-01-001

Revision
P01

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NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Boundaries

Planning boundary

CHARLES STREET

NOTE:Charles and Sackville Street layout and materials subject to further design and coordination.

LOADING

Phase B

Phase A

Plant
+33.900 m
33.600 m AOD
+33.700 m
+34.200m
Bin Store
Plant
+34.200m AOD
+34.200 m
Plant
+32.900 m AOD
Plant
+32.900 m AOD

Amenity
+35.400 m
Bin Store
Amenity

Entrance Lobby
+35.500 m AOD
Bin Store
Management Suite
Amenity
+35.500 m AOD

40 no. cycle storage (double stacked)

60 no. cycle storage (double stacked)

TREE HOUSE

40 no. cycle storage (double stacked)

Plant
+35.500 m
+35.300 m
+35.300 m
+35.500 m
Plant
+35.300 m
Plant
+35.500 m
Bin Store
+35.500 m
+35.200 m
+35.200 m

Area not included in planning application

SACKVILLE STREET

LOADING

Scale Bar (m) 0 5 10 15 20

NOTE: Drawing to be read in conjunction with drawings:
3489-PLA-XX-XX-DR-L-0002 - General arrangement Plan - Phase 1
3489-PLA-XX-XX-DR-L-0002 - General arrangement Plan - Phase 2
3489-PLA-XX-XX-DR-L-0002 - General arrangement Plan - Phase 3
3489-PLA-XX-XX-DR-L-1000 - Hardworks General arrangement Plan
3489-PLA-XX-XX-DR-L-2000 - Softworks General arrangement Plan

Revision	Date	Description	Drawn	Apprvd.
P06	26/11/25	For approval	HX	RM
P05	06/11/25	For review and comment	AS	RM
P04	29/10/25	For review and comment	AS	RM
P03	10/10/25	For review and comment	AS	AS
P02	30/09/25	For information	AS	AS

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Client	IQ Student Accommodation
Project	Weston Hall & Pendulum Hotel Manchester
Drg Title	General Arrangement Plan

Created on	Created by	Approved by
21-08-25	AS	RM

Scale	Size	Workstage	Status
1:200	A1	RIBA 2	

Drg No.	Suitability	Revision
3489-PLA-XX-XX-DR-L-0001	S3	P06

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Appendix A Waste Pro-Forma

Waste & Servicing Strategy

Weston Hall & Pendulum Hotel

IQ Student Accommodation Limited

SLR Project No.: 410.065757.00001

9 December 2025

MANCHESTER CITY COUNCIL

Appendix E - Waste Management Strategy (v7.00 from September 2023) for Weston and Pendulum Hotel PBSA Development

Planning Application Number:
Date Submitted:
Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	Not Applicable
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	Not Applicable

Low Rise Domestic

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	140 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	Not Applicable
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	Not Applicable

High Rise Apartment Developments

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. (different for purpose-built student accommodation – see guidance)	The proposed Bin Store does not comply with the MCC PBSA guidance of 0.23 sqm of Bin Store space per apartment. This is due to the scale of development at 2,511 apartments
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.

Calculations as below:

Phase A

Waste Forecasts and Bin Store Provision
Weston Hall & Pendulum PBSA

Date: 05/12/2025
Version: 03

Weston Hall & Pendulum
Student Accommodation

No. Beds	Phase A Tower	1068 Beds
	Phase A Low Rise	228 Beds

Weekly Waste Generation

No. Beds	Phase A Tower	1068 Beds
	Phase A Low Rise	228 Beds

Weekly Waste Forecast - 100 litres per week per bed		Daily Waste Forecast	
Phase A Tower	106800 litres	Phase A Tower	15257 litres
Phase A Low Rise	22800 litres	Phase A Low Rise	3257 litres

Phase A Tower

Recycling Streams Phase A Tower	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total	
	53%	5%	21%	21%	100%	
Litres / Week	56481	5135	22592	22592	106800	Litres / Week
Litres / Day	8069	734	3227	3227	15257	Litres / Day
Collection Frequency 2 days						
1100 litre EuroBin Storage Based on Collection Frequency	15		6	6	27	1100l Eurobins
240 litre Bin Storage Based on Collection Frequency		7			7	240l Bins

Phase A Low Rise

Recycling Streams Phase A Low Rise	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total	
	53%	5%	21%	21%	100%	
Litres / Week	12058	1096	4823	4823	22800	Litres / Week
Litres / Day	1723	157	689	689	3257	Litres / Day
Collection Frequency 2 days						
1100 litre EuroBin Storage Based on Collection Frequency	4		2	2	8	1100l Eurobins
240 litre Bin Storage Based on Collection Frequency		2			2	240l Bins

Phase B

Waste Forecasts and Bin Store Provision
Weston Hall & Pendulum PBSA

Date: 05/12/2025
Version: 03

Weston Hall & Pendulum Student Accommodation

No. Beds	Phase B Tower	821 Beds
	Phase B Low Rise	394 Beds

Weekly Waste Generation

No. Beds	Phase B Tower	821 Beds
	Phase B Low Rise	394 Beds

Weekly Waste Forecast - 100 litres per week per bed		Daily Waste Forecast	
Phase B Tower	82100 litres	Phase B Tower	11729 litres
Phase B Low Rise	39400 litres	Phase B Low Rise	5629 litres

Phase B Tower

Recycling Streams Phase B Tower	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total	
	53%	5%	21%	21%	100%	
Litres / Week	43418	3947	17367	17367	82100	Litres / Week
Litres / Day	6203	564	2481	2481	11729	Litres / Day
Collection Frequency 2 days						
1100 litre EuroBin Storage Based on Collection Frequency	12		5	5	22	1100l Eurobins
240 litre Bin Storage Based on Collection Frequency		5			5	240l Bins

Phase B Low Rise

Recycling Streams Phase B Low Rise	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total	
	53%	5%	21%	21%	100%	
Litres / Week	20837	1894	8335	8335	39400	Litres / Week
Litres / Day	2977	271	1191	1191	5629	Litres / Day
Collection Frequency 2 days						
1100 litre EuroBin Storage Based on Collection Frequency	6		3	3	12	1100l Eurobins
240 litre Bin Storage Based on Collection Frequency		3			3	240l Bins

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

Mixed Use Developments

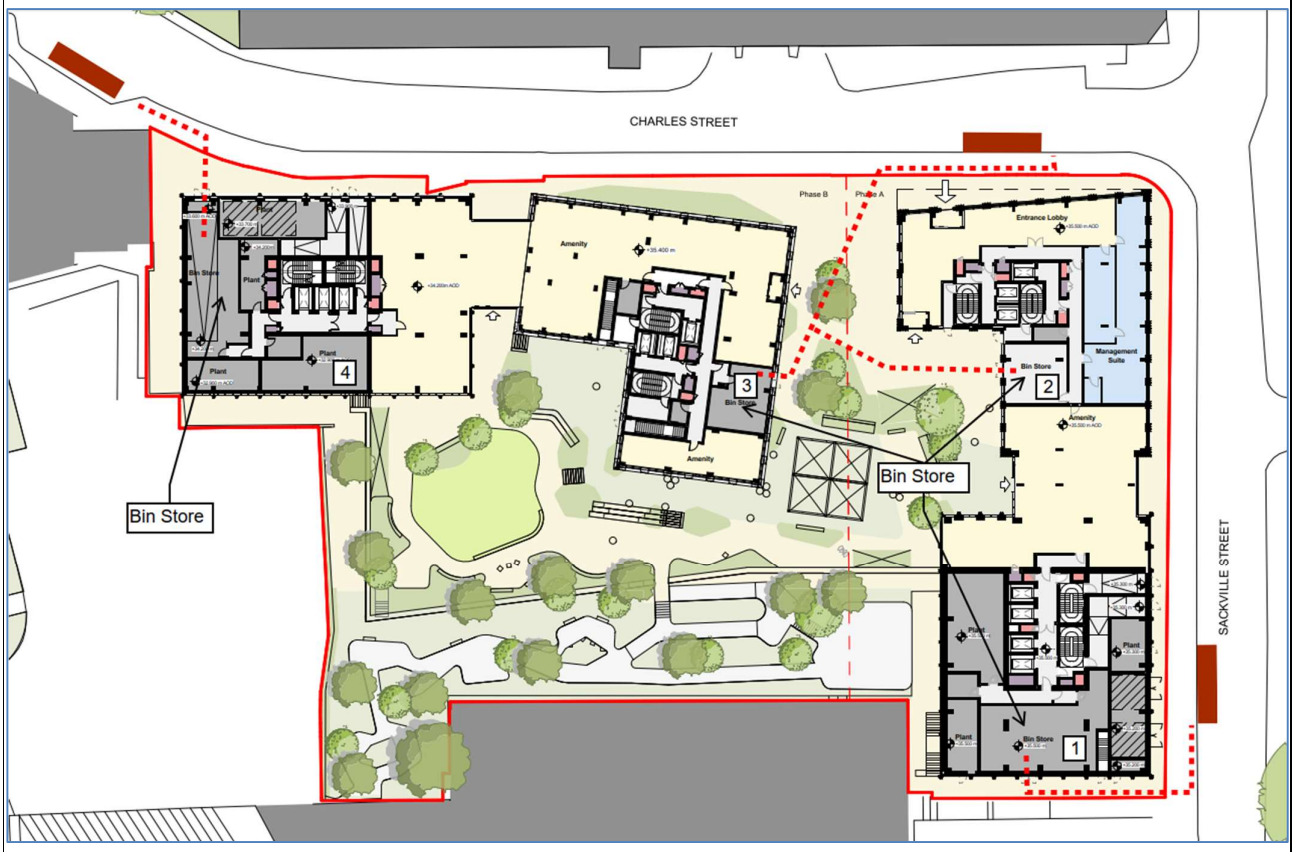
Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	N/A

Internal Stores (Residential and Commercial)

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

Residents would be required to segregate their waste into four streams in their apartment/ kitchen area i.e. General Refuse, Organic, Paper/ Card and Plastic/ Metal/ Glass and there would be colour coded labelled bins available for that.

The bin store is located on the ground floor which would be accessed via lifts. The refuse store locations are shown in figure below for both Phases A&B. The Loading Bay Locations are as shown. There is no reversing required by the vehicle.



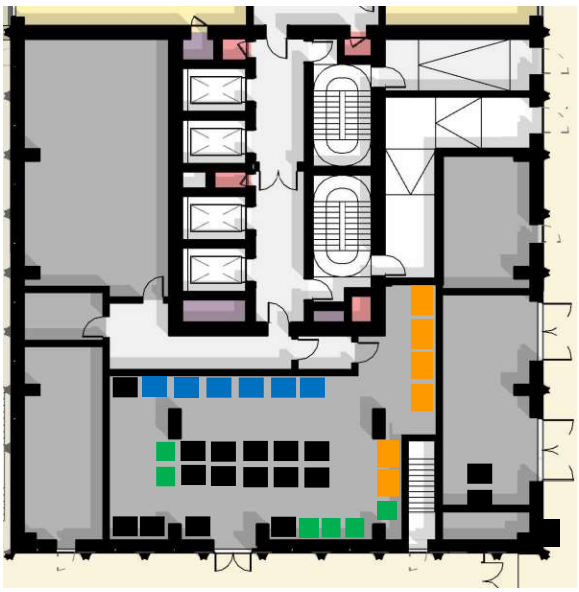
Students would have access to the bin store to deposit waste. By special arrangement students can drop off bulky items in the waste store for collection subject to a charge.

Storage Areas for Waste Containers (Residential and Commercial)

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

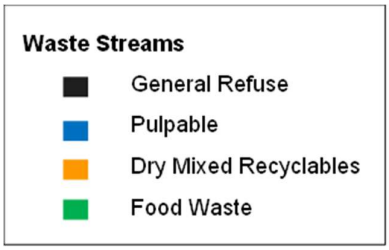
Students would have access to the bin store as given below

Phase A High Rise Bin Store

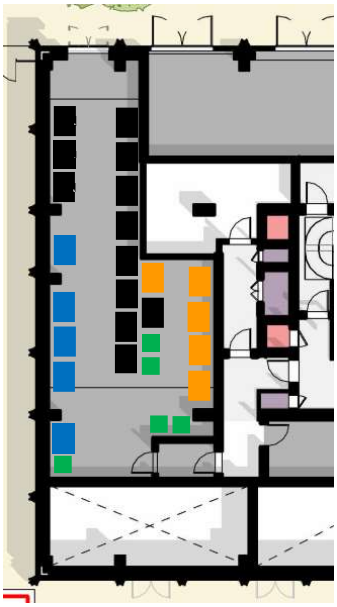


Phase A Low Rise Bin Store

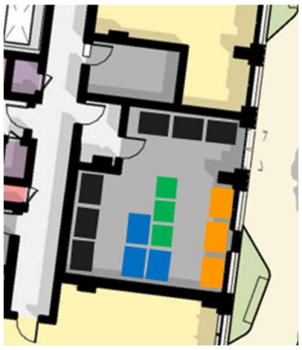




Phase B High Rise Bin Store



Phase B Low Rise Bin Store



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

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

Ventilation – The refuse store will be mechanically ventilated. **Hygiene** - Refuse containers will be of appropriate construction, kept in sound condition, and will be easily cleaned / disinfected. Nearby on the ground floor there will be a water source for the cleaning team to use to help mop up spills.

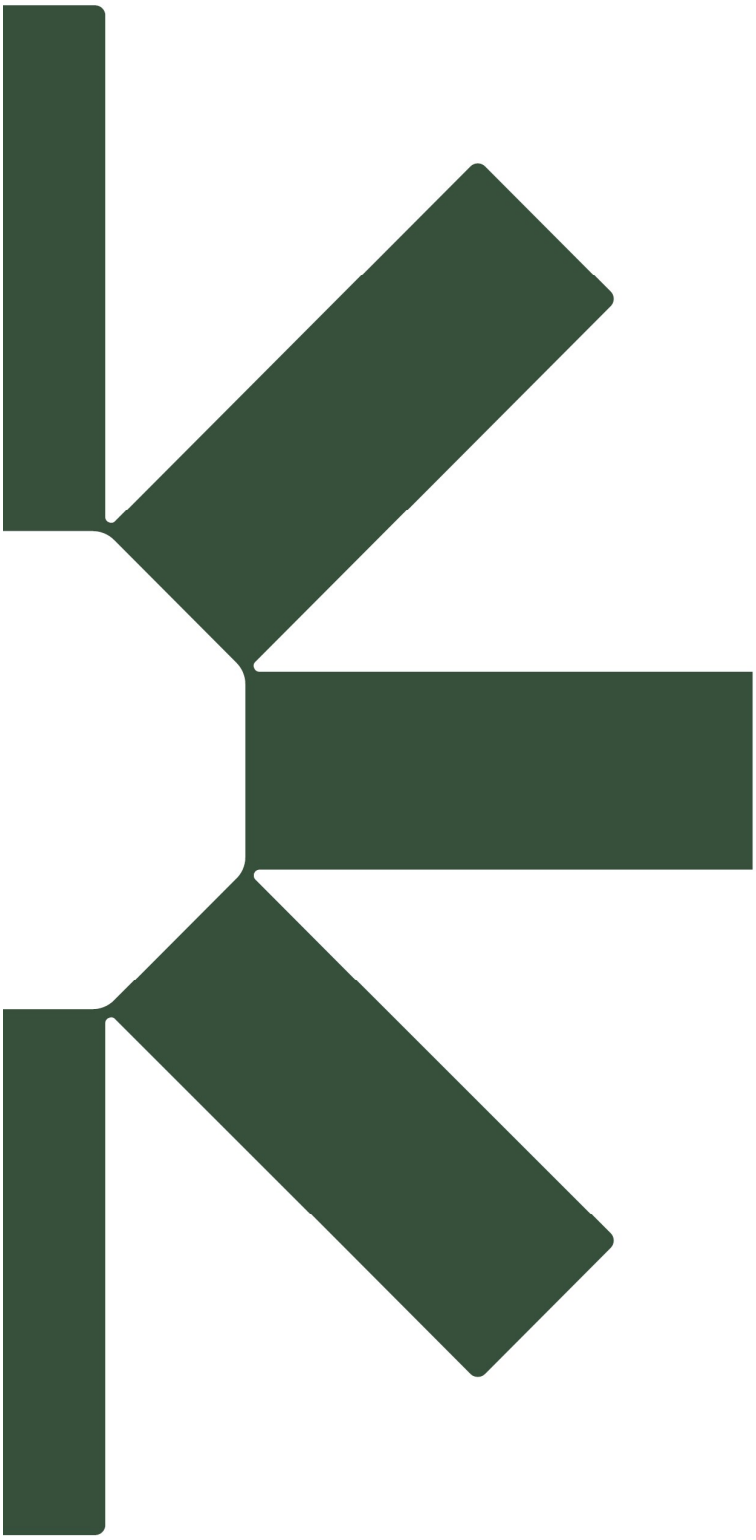
Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

Waste will be collected by a private licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. Refuse collections would be made early in the morning and here the management company or under their direction, the waste operator would wheel out the bins to the collection area prior to collection. The bins would then be returned to storage immediately afterwards.

Please ensure that you have attached:

Detailed plans of bin stores	Yes
Location plans showing stores	Yes
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)	Yes

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, read in conjunction with the Waste and Recycling Service Standard found on the Council website.



Making Sustainability Happen