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# **WASTE MANAGEMENT STRATEGY**

**185 MAULDETH ROAD**

**MANCHESTER**

**M19 1BA**

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**FINAL**

**3 JUNE 2025**



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## 1. INTRODUCTION

This Waste Management Strategy (WMS) has been prepared for the development works at 185 Mauldeth Road, Manchester, M19 1BA. Planning permission 142030/FO/2025 was granted on 21<sup>st</sup> May 2025 for:

**Proposal:** *Erection of a single storey rear extension in association with the ground floor retail use; rear roof dormer extension in association with the change of use of upper floors to create 2no. self contained flats with erection of L-shape dormer to rear and alteration to shop front to create access to the 2 flats above.*

The permission included Condition 5:

*5) Before the development hereby approved is brought into use, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.*

*New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.*

*Reason - In the interests of amenity and public health, pursuant to Policy DM1 in the Manchester Core Strategy.*

This WMS seeks to provide the information to discharge Condition 5. The MWS will be written in accordance with the guidance document; GD04 Waste Storage and Collection Guidance for New Developments v7.

The proposal looks to create 2no. self-contained flats to the upper floors. The first floor will consist of a self-contained 2no. bedroom flat. And the loft will be converted with an L-shape dormer to create a second self-contained 1no. bedroom flat. The ground floor will remain a commercial unit. The development will be a mixed-use development in accordance with GD04 Waste Storage and Collection Guidance for New Developments v7.

Existing overall building – GIA is 150m<sup>2</sup>

Proposed Ground Floor Retail Unit – GIA is 86m<sup>2</sup>.

Proposed Two-bedroom flat – GIA is 61m<sup>2</sup>.

Proposed One bedroom flat – GIA is 43m<sup>2</sup>.

The overall site area is approximately 0.0112 hectares (112m<sup>2</sup>).

## 2. WASTE MANAGEMENT STRATEGY

Fellows Environmental (FE) have prepared this WMS in line with GD04 Waste Storage and Collection Guidance for New Developments v7 and relevant Manchester City Council service standards.

### 2.1 Estimated volumes and types of waste

#### 2.1.1 Domestic

In line with GD04 Waste Storage and Collection Guidance for New Developments v7 the property will require the waste storage receptacles for the waste types. Table 1 below shows the bins that will be provided.

**Table 1: Total number of waste receptacles required**

| Waste Type                        | Number of bins | Capacity  | Collection frequency |
|-----------------------------------|----------------|-----------|----------------------|
| General Refuse                    | 2              | 140 litre | Fortnightly          |
| Co-mingled (glass/cans/plastic)   | 2              | 140 litre | Fortnightly          |
| Mixed Pulpables (Paper/Cardboard) | 2              | 140 litre | Fortnightly          |
| Food Waste                        | 2              | 23 Litre  | Fortnightly          |

There is no garden at the property, so no garden waste bin is required.

#### 2.1.2 Commercial

In line with GD04 Waste Storage and Collection Guidance for New Developments v7 the retail unit requires 5,000 litres of bin capacity per 1,000m<sup>2</sup> gross floor space. Therefore, the retail unit will require a minimum of 430 litres of capacity. Therefore Table 1 below sets out the bin capacity that will be provided.

**Table 2: Total number of waste receptacles required**

| Waste Type      | Number of bins | Capacity  | Collection frequency |
|-----------------|----------------|-----------|----------------------|
| General Refuse  | 1              | 240 litre | Fortnightly/Weekly   |
| Mixed Recycling | 1              | 240 litre | Fortnightly/Weekly   |

The total capacity provided is 480 litres. The initial collection frequency will be fortnightly but if required this can be increased to weekly.

The retail unit generates waste mainly from the deliveries of goods to the unit, so a large percentage of cardboard as well as general waste from the employees and office.

### 2.2 Storage Areas for Waste Containers

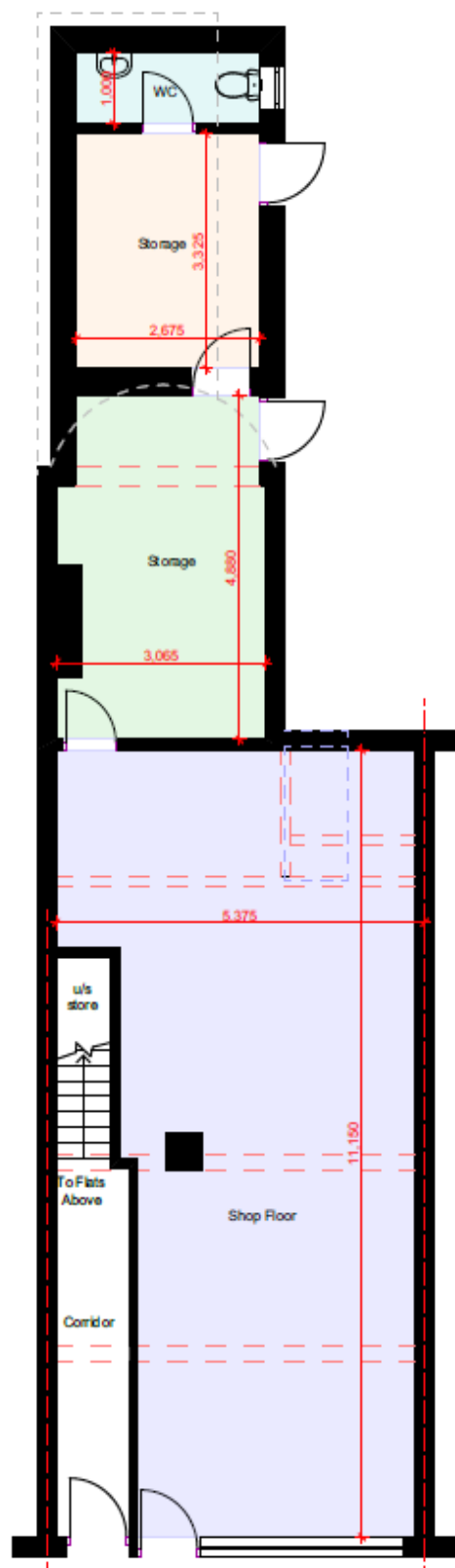
#### 2.2.1 Internal Stores Domestic

The domestic accommodation will have a recycling, residual and food waste bin within the kitchen area, residual and recycling bins in the bedrooms and a residual bin within the bathrooms. Plate 1 below shows the areas within the accommodation that can be used to store waste internally, this includes under sink storage.

**Plate 1: Internal bin potential storage locations**

### 2.2.2 Internal Stores Commercial

The retail unit will have a general waste and recycling bins within the shop floor area and storage area(s). A residual waste bin will be provided in the toilet. Plate 2 below shows the potential location of waste storage areas.

**Plate 2: Internal bin potential storage locations****PROPOSED GA GROUND**

### 2.2.3 External Bin Storage Area

The bin stores are at the rear of the property. Plate 3 below shows the general arrangement of the bins stores within the rear yard area with the scale of the bins within the rear yard area. The rear yard shown in Plate 4 below is 9.975m long and 1.8m wide.

**Plate 3: Bin Typical Layout / sizes**

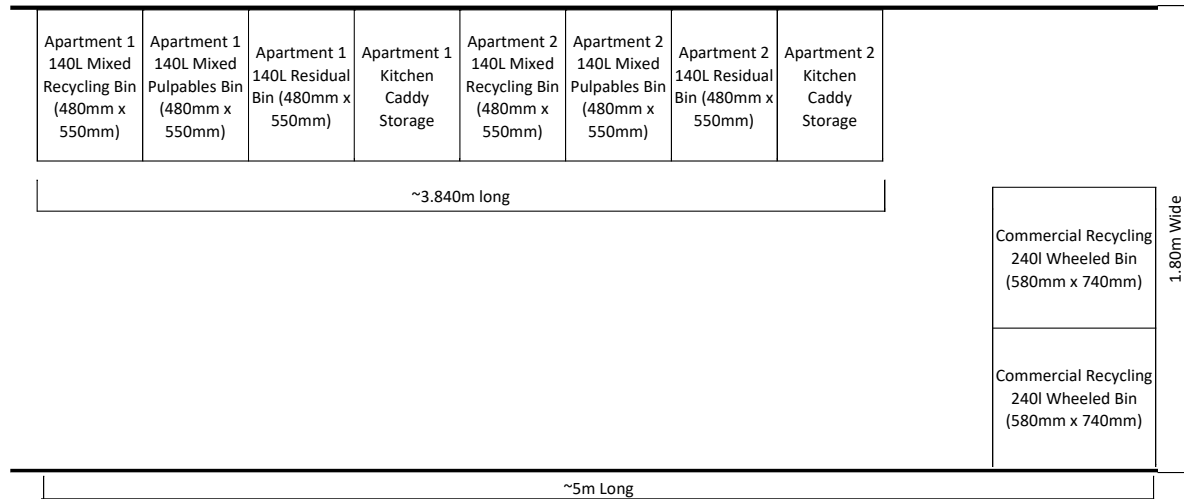


**Plate 4: Rear Yard Proposed GA from Drawing (04)001 PL2 – Proposed GA Floor Plans & Site Plan.**



The residential and commercial stores are separate stores with locks to ensure access for the residential and commercial tenants can only access their own bin stores. The residential store area is shown in blue on Plate 4 above and the commercial store area in green.

The residential store area has been designed to accommodate 2 sets of 3 x 140l wheeled bins and a kitchen caddy as required within the guidance.

Bespoke stores could be made or bin stores could be purchased. Plate 5 below shows an example of a metal bin stores that would be suitable for the domestic bins, one per flat.

**Plate 5: Bin Store example**



This bin store (<https://www.summergardenbuildings.co.uk>) can accommodate 3 240l bins comfortably as shown in the picture in Plate 5 and 3 140l bins and a food caddy. Each store is 1.01m x 2.37m with a large double hinged doorway 1.7m wide. Two stores next to each other would be less than 5m long and easily accommodated within the ~10m long rear yard.

The commercial store would only need to house 2 x 240l wheeled bins.

**Plate 6: Bin Store example**



This wooden store (<https://www.pavingsuperstore.co.uk/rowlinson-apex-double-wheelie-bin-store>) can easily be fitted with lock for tenants. This example holds 2 x 240l wheeled bins. It measures ~1.5m wide and 0.8m deep. This comfortably fits within the width of the rear yard (1.8m) as shown on Plate 4 above.

The rear yard could accommodate 4 units for the domestic tenants. This would be 6m long, again easily accommodated within the ~10m long rear yard area.

Each bin can be accessed individually. The bin stores surfaces are made from a hard impervious surface that can be washed easily.

### **Ventilation, Hygiene and Cleaning Proposals**

The bin stores have natural ventilation within the outdoor yard area. The bins will be cleaned as required.

## 2.3 Location of Proposed Collection Points and Collection Vehicle route

The collection vehicle will access the collection point from Harwood Road as shown on Plan A below (the orange arrow). The bins will be located/collected at the blue circle. The residents and commercial tenant will move the bins from the bin store (purple circle) to the collection location for loading onto the waste collection vehicle. The residents and tenant will move the bins back to the store following collection.

**Plan A – Collection Point & Collection Vehicle Route**

