

Lord Street, Manchester

Waste Management Strategy

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Revision: P03

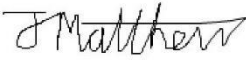
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Client Name: Linear Living Ltd

Control Sheet

Rev	Description	Checked	Issued	Date
P01	First Issue	JM	AT	09 September 2025
P02	Second issue	AT	MQ	02 February 2026
P03	Third issue	AT	MQ	04 February 2026

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Author	Signature	Date
Joe Matthew MCIHT, EngTech Transport Planning Technician		04 February 2026
Miguel Quental BSc (Hons) MSc MCIHT Senior Transport Planner		

Reviewed	Signature	Date
Aaron Tilley FCIHT CMILT Transport Planning Director		04 February 2026

Authorised	Signature	Date
Aaron Tilley FCIHT CMILT Transport Planning Director		04 February 2026

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1.0 Introduction

1.1 Background

- 1.1.1 Curtins has been appointed by Linear Living Ltd (the Client) to provide transport and highways advice in relation to a planning application for residential development on Lord Street, Manchester.
- 1.1.2 The proposals seek to construct a 24-storey tower (+ basement) comprising 251 residential units. This includes a mix of one- and two-bedroom apartments and townhouses. The development will be car-free and will include dedicated cycle parking facilities at the basement level.
- 1.1.3 The principle of residential development on the Lord Street site has already been established through previous planning approvals. Planning permission was first granted on 21 November 2016 under application reference 113914/FO/2016 for the following development:
- 1.1.4 In contrast to the previous approvals, the current proposal increases the total number of residential units to 251 (previously 192 residential units proposed).
- 1.1.5 The proposed site layout is provided in **Appendix A**.

1.2 Purpose of the Report

- 1.2.1 This Waste Management Strategy (WMS) has been prepared to consider the potential refuse and recyclable waste volumes of the development, management strategy and collection arrangements.

1.3 Structure of the Report

- 1.3.1 Following this introduction, **Section 2** of the report provides a comprehensive description of the site location, including existing use and surrounding highway network, whilst relevant local and national waste policy is summarised in **Section 3**.
- 1.3.2 **Section 4** contains the waste forecasting methodology used to establish the likely refuse generation associated with the proposed development, providing details of recycling, waste management and collection procedures. The report is summarised and concluded in **Section 5**.

2.0 Existing Situation and Highway Layout

2.1 Site Location

- 2.1.1 The proposed development site is located off Lord Street in the Green Quarter to the northern edge of Manchester city centre.
- 2.1.2 The site is bounded by Fernie Street to the east, Lord Street to the north and Cheetham Hill Road to the west. **Figure 2.1** below shows the site in a local context relating to the local highway network:

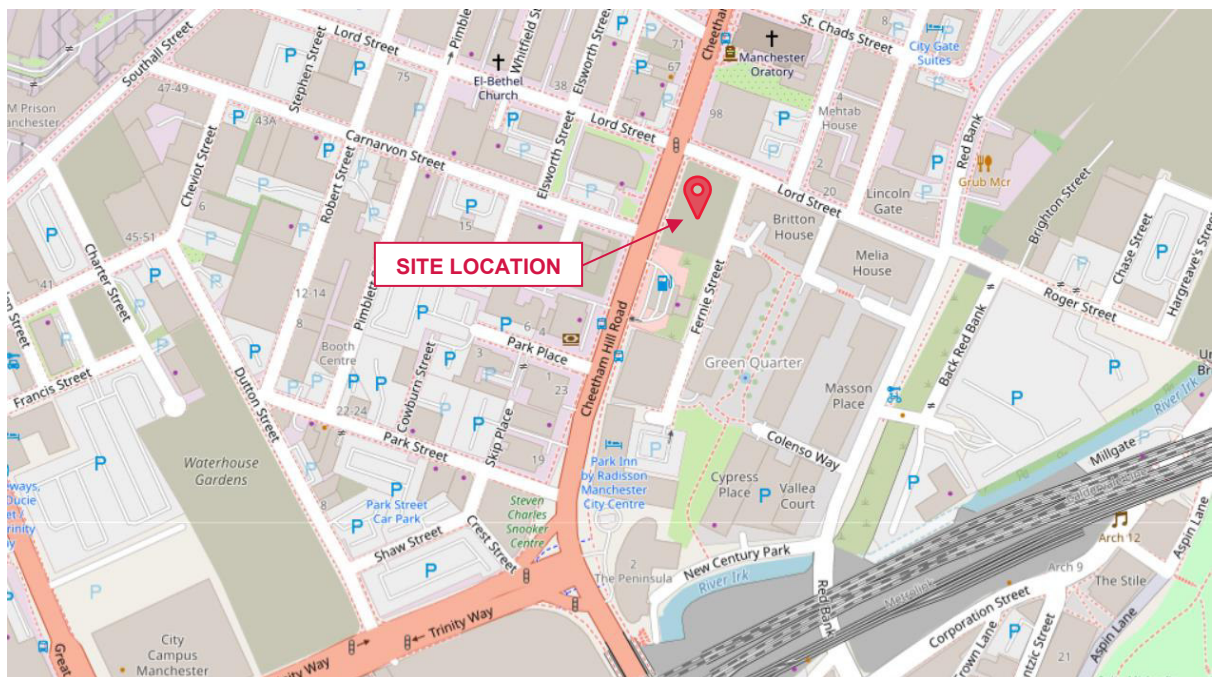


Figure 2.1 – Site Location

(Source: OpenStreetMap, 2025)

2.2 Surrounding Highway Network

Fernie Street

- 2.2.1 The proposed development would be accessed via Fernie Street, which runs along a north east/south west alignment linking with Lord Street to the north. It provides access to the residential apartments along its length as well as the Park Inn Hotel.
- 2.2.2 Fernie Street is a single lane two-way road, with footways provided along both sides of the carriageway. Street lighting is provided along the western edge of the carriageway.
- 2.2.3 The road forms a priority junction with Lord Street to the north.
- 2.2.4 In the vicinity of site there are traffic regulation orders in the form of double yellow lines, which cover the immediate eastern frontage of the site and currently prevent unloading/ servicing in this area.

Lord Street

- 2.2.5 Lord Street is a two-way single carriageway road which links the site to Cheetham Hill Road. It extends between Red Bank to the east and Southall Street to the west.
- 2.2.6 Lord Street forms a signalised junction with Cheetham Hill Road to the north western corner of the site. Pedestrian crossings facilities have been incorporated into this junction and advanced stop lines have also been provided on all arms of the junction.
- 2.2.7 There are well lit footways on both sides of the carriageway. In the vicinity of site there are traffic regulation orders in the form of double yellow lines, which cover the immediate northern frontage of the site and currently prevent unloading/ servicing in this area.

Cheetham Hill Road

- 2.2.8 Cheetham Hill Road runs west of the site on a north/south alignment. In the vicinity of the site the road forms part of the IRR and extends between Bury Old Road to the north and New Bridge Street.
- 2.2.9 It is approximately 2.8km in length and runs from Manchester's Green Quarter to Cheetham Hill and becomes Bury Old Road in the Crumpsall area, north of the site.
- 2.2.10 It connects the site to Middleton and Prestwich to the north and Manchester City Centre to the south of the proposed development.
- 2.2.11 Immediately to the west of the site, there is a c.2.7 x 48m bus waiting area – which is present along the majority of the western frontage of the site boundary. The rest of the frontage is covered by traffic regulation orders, which prevent alighting or servicing in this area.
- 2.2.12 The road has a 30mph speed limit with speed cameras located within close proximity of the site for enforcement. There are footways on each side of the carriageway with street lighting also provided.

3.0 Waste Management Policy

3.1 Introduction

- 3.1.1 When developing refuse strategies, it is important to be cognisant of the national and local waste management policies. The following section of the report provides an overview of the policies relevant to the proposed development.

3.2 Waste Management Plan for England (January 2021)

- 3.2.1 The Waste Management Plan for England, to be read in combination with the Resources and Waste Strategy issued in 2018, sets out measures to eliminate avoidable plastic waste, tackle confusion over household recycling, and make sure that those responsible for creating polluting products pay for the costs of that pollution.
- 3.2.2 The Resources and Waste Strategy identifies five strategic ambitions:
- *“To work towards all plastic packaging placed on the market being recyclable, reusable or compostable by 2025;*
 - *To work towards eliminating food waste to landfill by 2030;*
 - *To eliminate avoidable plastic waste over the lifetime of the 25 Year Environment Plan;*
 - *To double resource productivity by 2050; and*
 - *To eliminate avoidable waste of all kinds by 2050.”*
- 3.2.3 **Figure 3.1** below, included in the Waste Management Plan, identifies the evolution of *The Waste Hierarchy* through the years, its current status, and the goal for 2030:

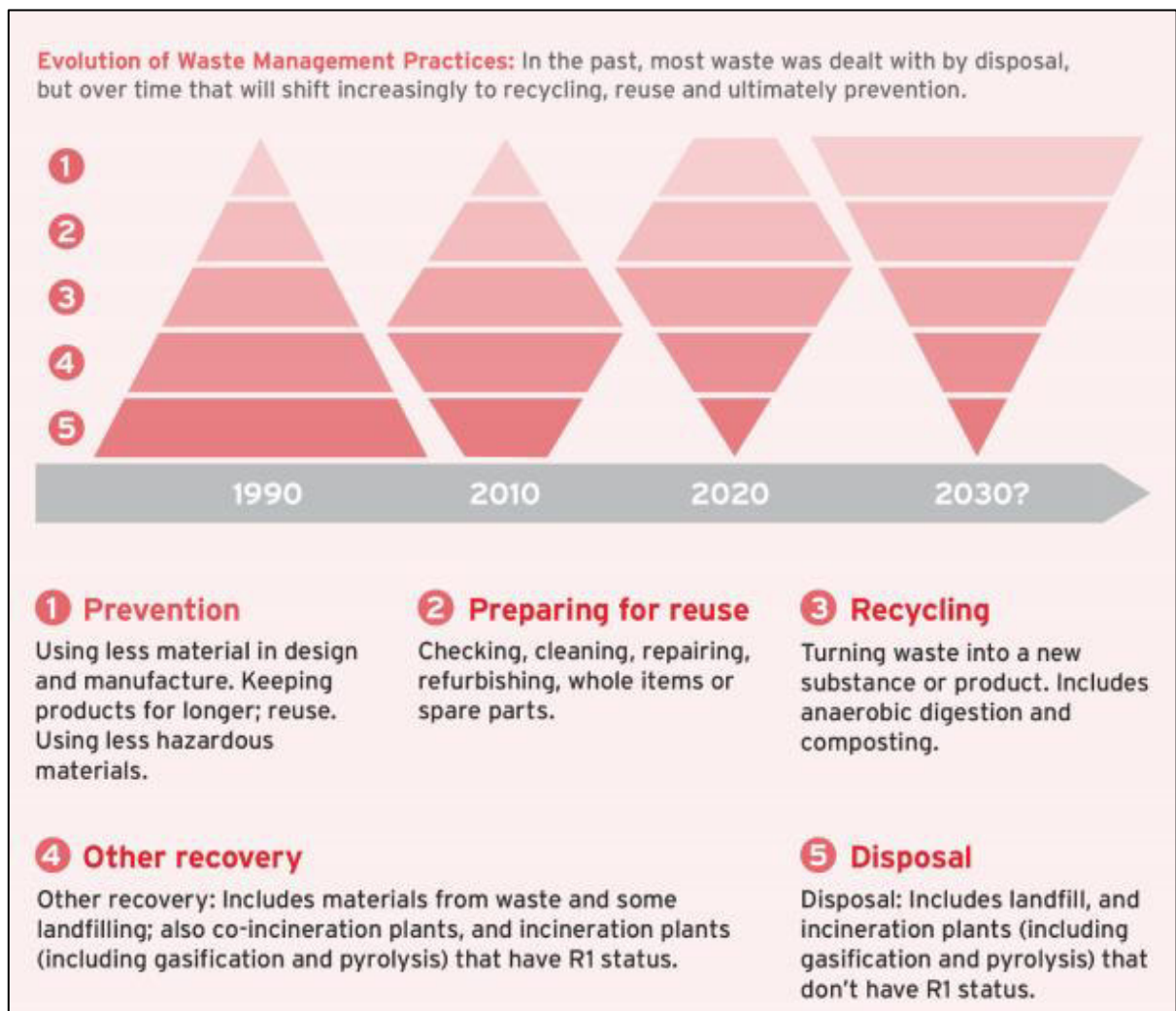


Figure 3.1 – Evolution of Waste Management Practices.

(Source: Defra)

3.2.4 The 2030 hierarchy gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, then recovery, and last of all disposal (e.g. landfill).

3.2.5 This WMS adheres to the above guidance, prioritising recycling.

3.3 Waste Management in Buildings – Code of Practice (BS 5906:2005)

3.3.1 To complement the Waste Management Plan for England, a National Code of Practice (BS 5906:2005) document has been developed and this provides guidance relating to waste forecasting for new developments.

3.3.2 This WMS aligns with the projections set on this code of practice, although the calculations have been based on local guidance.

3.4 Building Regulations

- 3.4.1 In addition to the above guidance, all new developments must comply with the requirements set out in Part H6 of the Building Regulations 2015, which states that adequate means of storing solid waste should be provided and adequate means of access should be provided for people in the building to the place of storage.
- 3.4.2 This WMS proposes waste storage areas that comply with the requirements set by these Building Regulations.

3.5 Waste Storage and Collection Guidance for New Developments (GD 04 – v7.00)

- 3.5.1 At a more local level, Manchester City Council has prepared a Waste Storage and Collection Guidance Note, which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.
- 3.5.2 The note states that all planning applications for new developments and conversions must include a WMS that includes:
- An estimated storage area for the waste produced by the development;
 - Details of internal and external stores for both waste and recycling; and
 - Location of the proposed collection point and details of the route the collection will take.
- 3.5.3 The following sections of this report provide additional information on each of the above points whilst the pro forma document, contained at the rear of the guidance note, is included as **Appendix B**. This guidance has also been used to forecast the number of required bins.

4.0 Waste Forecasting and Strategy

4.1 Introduction

- 4.1.1 A key element of national and local policy is to ensure that new developments maximise recycling while minimising waste generation. It is important to ensure that developments facilitate high recycling rates by providing convenient, attractive and simple means to achieve the Government's goals.

4.2 Waste Forecast

- 4.2.1 The waste forecast has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 7.00.
- 4.2.2 The proposed development involves the construction of a 24-storey tower (+ basement) comprising 251 residential units. This will include a mix of one- and two-bedroom apartments and townhouses.
- 4.2.3 There will be two independent refuse storage areas located within the proposed basement, which will be accessed by future residents by the provision of lifts; as well as being accessible by a refuse store access onto Fernie Street – at the northeast corner of the proposed development. Further detail of the proposed waste management strategy for the site will be elaborated on further below.
- 4.2.4 Table 4.1 below shows the forecast total weekly waste volume for the proposed development, based on the assumption of initial 50% recycling rate for all the development

Residential Use	
Waste Stream	Waste Volume (251 Apartments)
Non-recyclable Waste	27,610 l
Dry Mixed Recyclables	13,805 l
Glass Recycling	13,805 l
Organic Recycling	2,510 l
Development Total	57,730 l

Table 4.1 – Development Weekly Waste Volume Forecast

4.3 Bin Types

- 4.3.1 The main waste streams for the residential uses are:
- General waste (comprising non-recyclable waste);
 - Dry Mixed Recycling (comprising: cardboard, paper, plastic and tin);
 - Glass recycling; and
 - Organic recycling.

- 4.3.2 Given the potential volumes involved for the use of the proposed development, the most suitable containers for the general waste and recycling streams would be a combination of 1,100l Eurobins and 240l wheelie bins.
- 4.3.3 **Table 4.2** summarises the number of required waste containers per stream, assuming the waste collection frequencies described in the following **Section 4.5**.

Residential Use	
Waste Stream	Number of bins
Non-recyclable Waste	13 x 1,100l
Dry Mixed Recyclables	7 x 1,100l
Glass Recycling	7 x 1,100l
Organic Recycling	6 x 240l
Development Total	27 x 1,100l + 6 x 240l

Table 4.2 – Number of Required Bins (Weekly collection)

4.4 Waste Management Strategy – Internal Arrangements

- 4.4.1 It is proposed that residents within the development would be provided with four bins. One for general non-recyclable waste, one for mixed dry recyclables, another one for glass and a small receptacle for organic recycling (food).
- 4.4.2 The residents would store and segregate waste into four main streams internally before taking it to 'Refuse Store 1 (residents' drop-off)', located at the northwestern corner of the basement. Future residents are expected to utilise the lifts provided to access this area, before correctly disposing of their waste in the relevant streams.
- 4.4.3 A total of two refuse stores will be provided within the basement, although residents are only expected to dispose of their waste within 'Refuse Store 1'. On-site operatives or a relevant management company will be responsible for managing the coordination of bins within the basement, across the three independent refuse storage rooms. They will also be responsible for dragging bins to the envisaged collection point to the rear of the Fernie Street footway, which will be discussed in more detail below.
- 4.4.4 The waste stores have been sized by AEW Architects to accommodate a total of 28 x 1,100-litre Eurobins and 8 x 240-litre wheeled bins, totalling 36 bins. This provision exceeds the number of bins required, as set out in **Table 4.2** above for the collection frequencies described in **Section 4.5**, and allows for the rotation and management of bins on collection days.
- 4.4.5 'Waste Storage and Collection Guidance for New Developments (GD04), Version 7.00' stipulates a requirement for at least 0.43m² of waste storage space per apartment ($0.43 \times 251 = 107.93\text{m}^2$), plus necessary manoeuvring space. Across the two refuse stores within the basement, a total of circa 123m² will be provided – which is considered to be comfortably sufficient.

- 4.4.6 The 'Waste Storage and Collection Guidance for New Developments (GD04), Version 7.00' Proforma document is included in **Appendix B**.
- 4.4.7 The waste store sizes have been determined to maximise activity at ground floor and to reduce the number of bins at the collection point. **Drawing 085996-CUR-00-XX-DR-TP-06001** provides details of the location and size of the waste stores.
- 4.4.8 It is envisaged that initially 50% of the bins in store would be dedicated to recycling, combining mixed recycling, glass and organic food. This percentage could be increased at any point, with the aim to achieve future Government goals.
- 4.4.9 The management company/ on-site operatives would be expected to oversee and monitor the recycling rates and actively promote high recycling rates. This could be achieved by providing information on the benefits of recycling and how to segregate waste. The recycling bins should be located closer to the access gates for residents to encourage recycling by making the path to the non-recyclable waste bins longer.
- 4.4.10 The waste storage areas will be well lit and ventilated. The floor will comprise an easily cleaned surface and adequate drainage will be provided.
- 4.4.11 The management company would be responsible for keeping the waste storage facilities clean and safe. They would also be responsible for cleaning the bins on a regular basis and arranging for replacing damaged bins when necessary.

4.5 Waste Management Strategy – Collections

- 4.5.1 The waste management strategy for the development would be based on a combination of local authority and privately operated waste collection services. Waste will be managed through a mixed collection regime, with MCC providing fortnightly collections, supplemented by privately contracted collections in the intervening weeks. The following four waste streams will be accommodated
- General waste (non-recyclable waste);
 - Dry Mixed Recycling (comprising: cardboard, paper, plastic and tin);
 - Glass Recycling; and
 - Organic.
- 4.5.2 With MCC providing fortnightly collections and private contractors collecting in the intervening weeks, the development will effectively benefit from a weekly waste collection regime. This ensures that waste does not accumulate on site over a full two-week period, reducing the need for extensive on-site storage. Based on this collection schedule, the provision of 36 bins is expected to be sufficient to accommodate the forecast waste arisings and should be broadly equivalent, in capacity terms, to a weekly private collection service.

- 4.5.3 The building management company will be responsible for ensuring that full bins are presented at the external waste collection point in advance of both MCC and private collections. Waste operatives will transport the bins from the collection area, load them into the refuse vehicle, and return them to the collection point once emptied. The building management company and/or on-site operatives will then move the empty bins back to the internal basement storage area and arrange them accordingly.
- 4.5.4 Amendments to the existing double yellow TRO provision along Fernie Street are required in order to deliver the proposed waste management/ refuse collection strategy. This is set out in more detail as part of **Drawing 085996-CUR-00-XX-DR-TP-06001**, which also provides details of the location and size of the waste stores, collection point and routes between the stores and these areas.
- 4.5.5 The collection point is proposed along Fernie Street. When required, bins will be dragged to this area by a management company/ on-site operatives in order to facilitate the collection of refuse by waste operatives. The collection point will be segregated from the footway along Fernie Street by an area of planting. There will be a small ramp leading from the bin collection area up towards the Fernie Street footway, as shown on the proposed site layout in **Appendix A**.
- 4.5.6 Once the bins have been emptied, containers would be carried immediately back to the bin store by waste operatives; before the building management company returns them to the site basement and organises them accordingly.

5.0 Summary and Conclusions

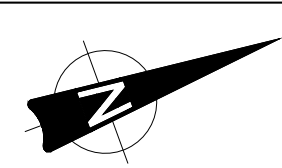
5.1 Summary

- 5.1.1 Curtins has been appointed by Linear Living Ltd (the Client) to provide transport and highways advice in relation to a planning application for residential development on Lord Street, Manchester.
- 5.1.2 The proposals seek to construct a 24-storey tower comprising 251 residential units. This includes a mix of one and two-bedroom apartments and townhouses. The development will be car-free and will include dedicated cycle parking facilities at the basement level.
- 5.1.3 The proposed site layout is provided in **Appendix A**.
- 5.1.4 This Waste Management Strategy (WMS) has been prepared to consider the potential refuse and recyclable waste volumes of the development, management strategy and collection arrangements.
- 5.1.5 The waste forecast has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 7.00.
- 5.1.6 The waste management strategy for residents is based on a combination of local authority and privately operated waste collection services. Waste will be managed through a mixed collection regime, with MCC providing fortnightly collections, supplemented by privately contracted collections in the intervening weeks. The size of the waste stores has been determined accordingly, with due consideration to segregation and recycling.
- 5.1.7 The development will have two waste stores, all within the proposed basement level. A resident-accessible/ drop-off store is proposed in the northwest corner of the basement, as shown on the appended site plan. An on-site management company is required in order to facilitate the organisation of bins, and to drag bins to a collection point to the rear of Fernie Street footway when necessary.
- 5.1.8 Waste will be collected from Fernie Street, via a proposed 2.7 x 12.5m loading/ servicing bay, which has been strategically located to minimise conflicts with regular traffic. Delivery of this loading/ servicing bay requires amendments to the existing double yellow line TRO provision along Fernie Street. Bins will be collected and returned directly from the external collection point, which is located along the northeastern frontage of the site.
- 5.1.9 Refuse collection vehicles are expected to utilise existing turning heads along Fernie Street to turn around and exit towards Lord Street; as is understood to be the existing collection strategy in this area.

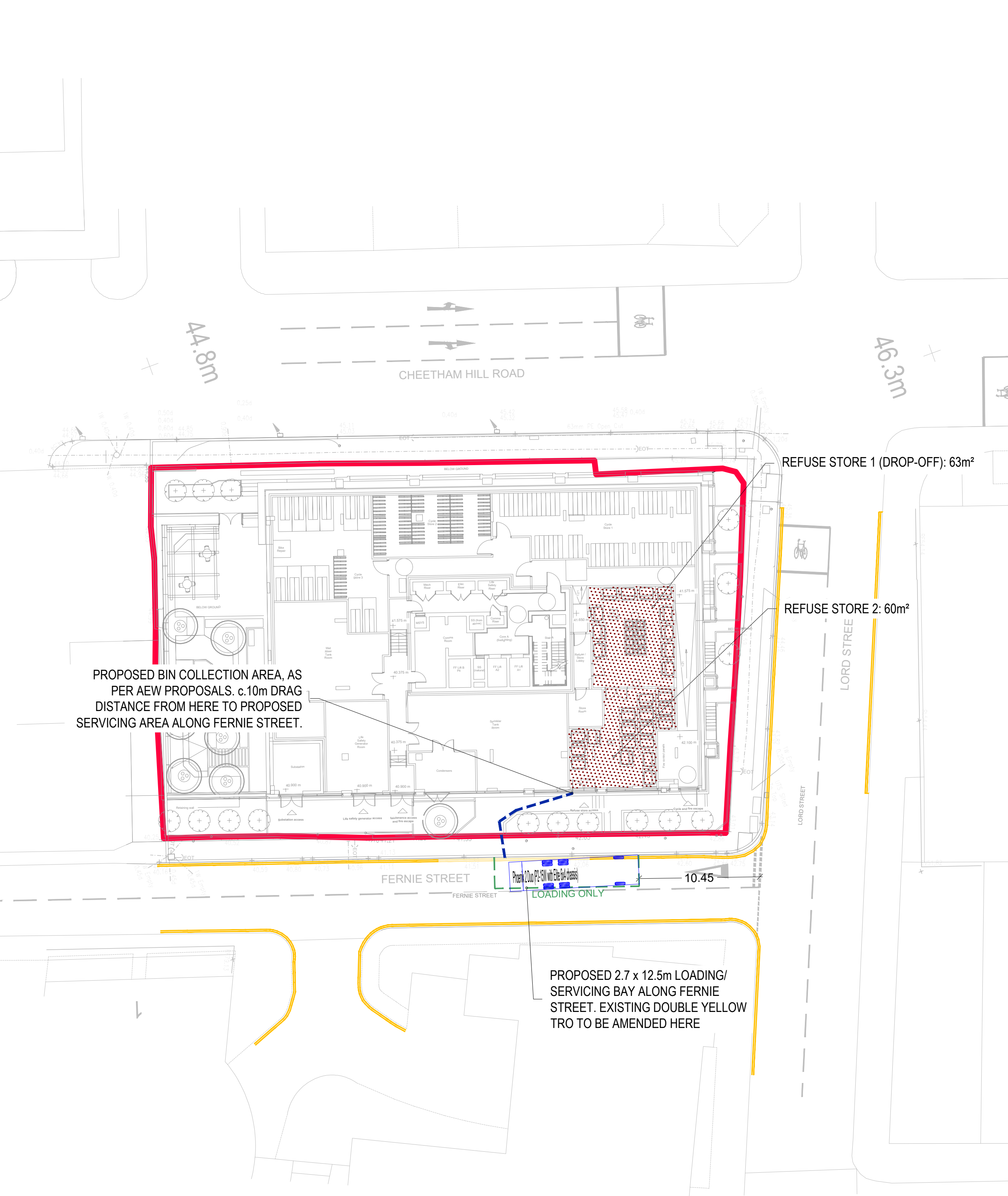
5.2 Conclusions

- 5.2.1 This WMS provides a suitable strategy for the proposed development. Hence, from a waste management perspective, there are no reasons why the development proposals should not be granted planning approval.

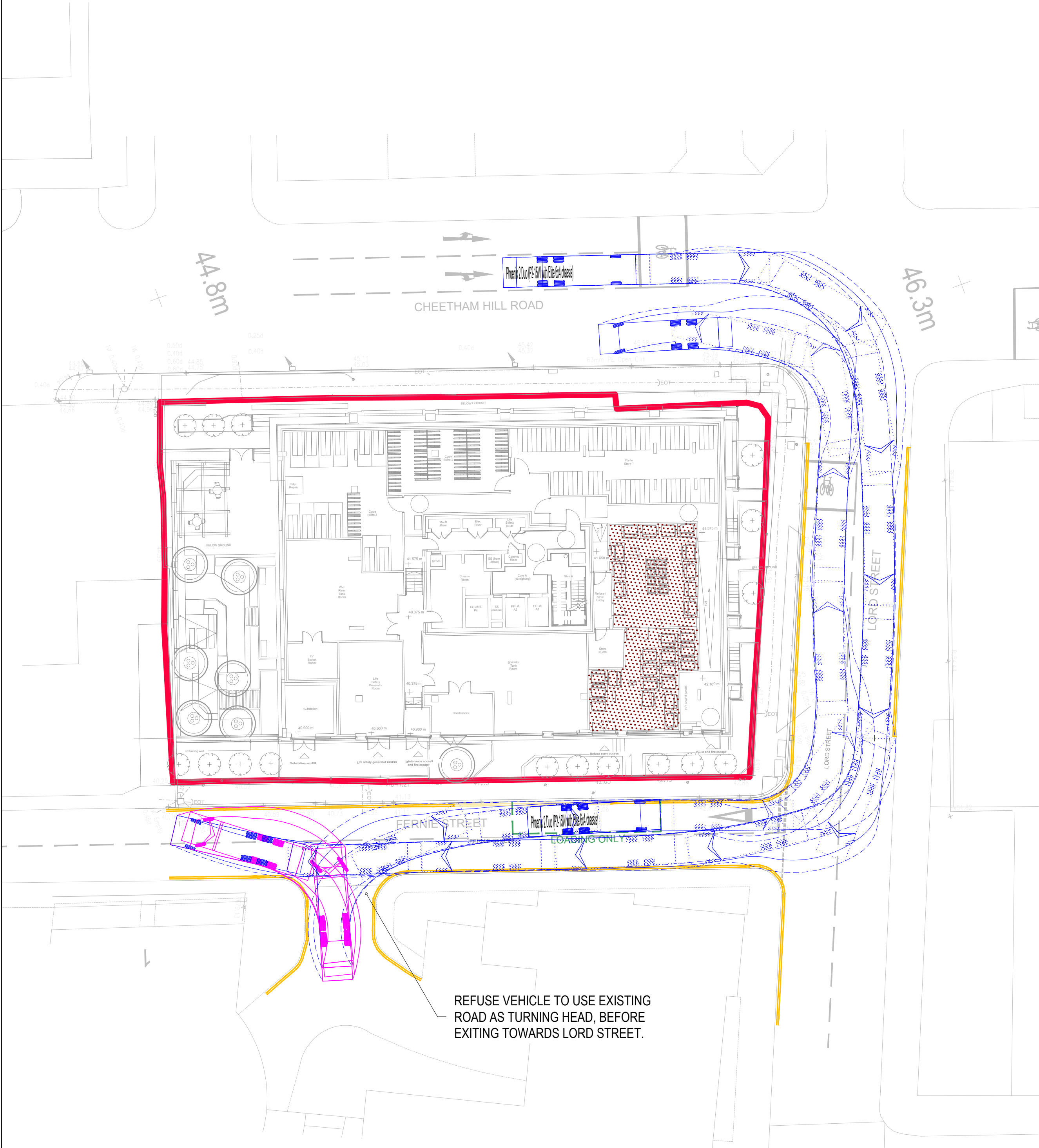
Drawings



PROPOSED WASTE MANAGEMENT STRATEGY



SWEPT PATH ANALYSIS: REFUSE VEHICLE - EGRESS

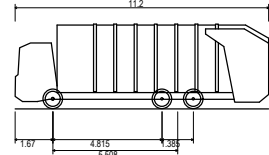


GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- FOR GENERAL NOTES REFER TO DRAWING.
- THE CONTENT OF THIS DRAWING IS FOR INDICATIVE INFORMATION ONLY AND NOT SUITABLE FOR CONSTRUCTION PURPOSES
- BASED ON OS MAPPING AND TOPO SURVEY MAPPING PROVIDED BY AEW ARCHITECTS
- BASED ON AEW ARCHITECTS' SITE LAYOUT DRAWING REF.: "NO1LOR-AEW-XX-B1-DR-A-05200-P04-Proposed GA Plan - Basement"

KEY:
INDICATIVE RED LINE BOUNDARY (as supplied by AEW)
PROPOSED ROAD MARKINGS
RESIDENTIAL WASTE STORES (c. 123m² total)
ANTICIPATED BIN DRAG ROUTE (from collection point to rear of refuse vehicle)

VEHICLE PROFILE:



Phoenix 2 Duo (P2-15W with Elite box chassis)
Overall Length: 11.20m
Overall Width: 2.53m
Overall Body Height: 3.15m
Min. Body Ground Clearance: 0.10m
Track Width: 2.30m
Load to axle line: 4.00m
Kerb to Kerb Turning Radius: 9.500m

P02	Layout and access arrangement updated.	28/01/26	MQ	AT
Rev:	Description:	Date:	By:	Chkd:

Curtins

Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG
0161 236 2394
manchester@curtins.com
www.curtins.com

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Status: **PRELIMINARY**

Project: **LORD STREET, MANCHESTER**

Dwg Title: **WASTE MANAGEMENT STRATEGY
11.2m REFUSE VEHICLE**

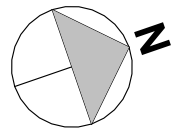
Drawn By	Designed By	Checked By
JM	JM	AT

Date	Scales @ A1
09/09/25	1:250

Project No - Originator - Function - Spatial - Form - Discipline - Number	Revision
88153 - CUR - XX - 00 - D -TP- 06001	P02

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Appendix A – Proposed Site Layout



NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- Whilst information on this sheet is issued to scale, scaling directly from this drawing may result in inaccuracies. For precise measurements, refer to the stated dimensions or contact the Architect.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

This drawing contains the following model files: -

NO1LOR-AEW-B1-ZZ-M3-A-00100
NO1LOR-CIV-XX-XX-M3-S-00001

0 1 2 3 4 5m

Scale @ 1:100

Planning Application Boundary
Area: 1,946m² / 0.48 acre / 0.19 hec

Red boundary lines based on
topographical survey by ND Oliver &
Co titled '13189 / 001' dated
31/01/2025.

P04	19/12/25	Red line boundary updated to include footpath	RC	BS
P03	18/12/25	Core updated	RC	PBH
P02	14/11/25	Draft Planning Issue	KS	PBH
P01	21/08/25	Initial issue	KS	BS
Rev	Date	Description	Drawn by	Checked By

Status Purpose of Issue
S2 For Information

drawing stage **Stage 3**

client

Linear UK

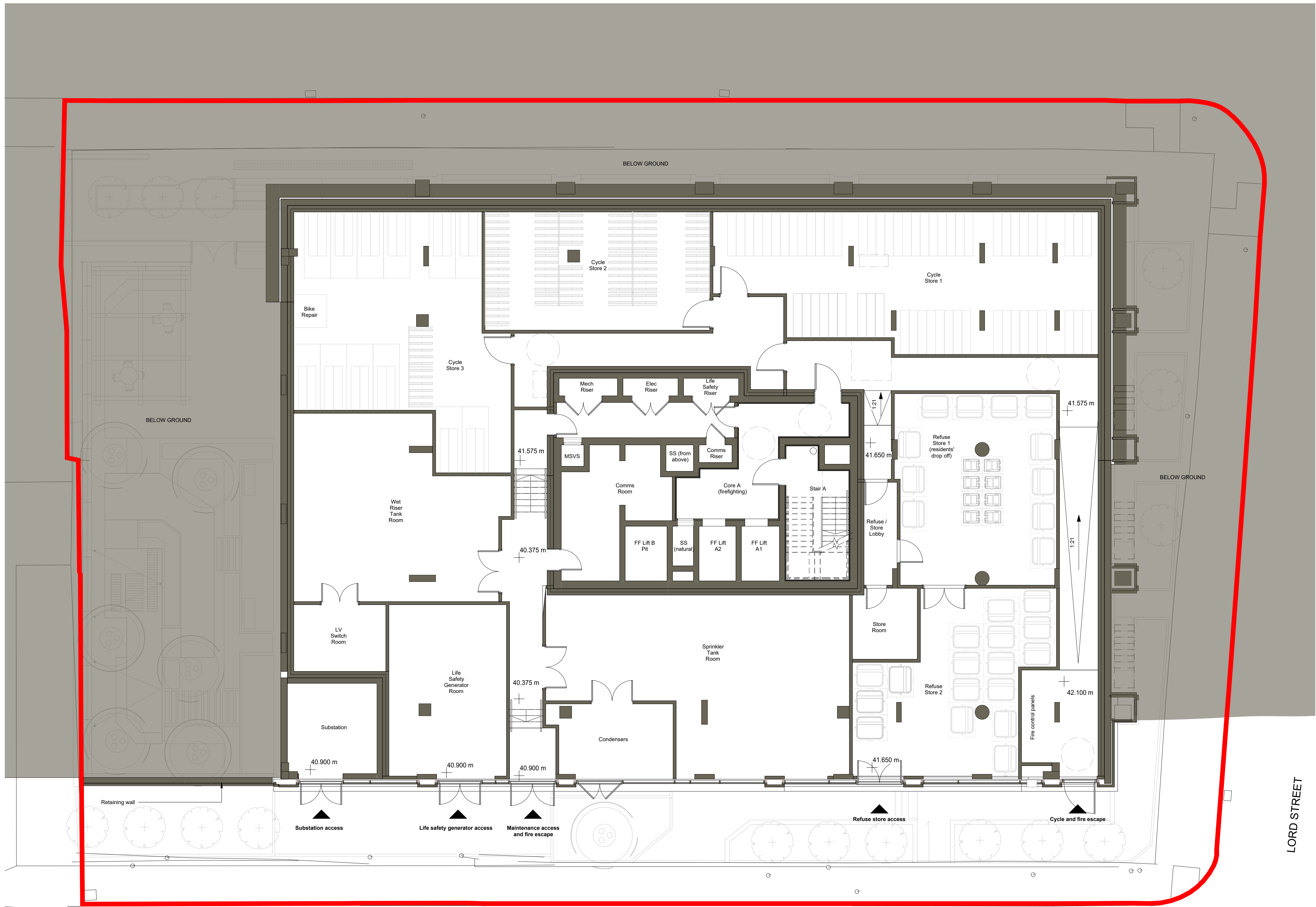
project

Manchester, Lord Street

drawing title

Proposed GA Plan - Basement

date 18/08/25 drawn KS
scale @ A1 As indicated checked BS



FERNIE STREET

LORD STREET

Rev P04

Draw No NO1LOR-AEW-XX-B1-DR-A-05200

aew architects
0161 214 4370
www.aewarchitects.com

AEW Internal Ref Number: 14374

Appendix B – Waste Storage and Collection Guidance (GD04) Proforma

Appendix E Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: TBC

Date Submitted: 04/02/26

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	N/a
Pulpable Recycling	140 / 240	1 x wheeled bin	N/a
Mixed Recycling	140 / 240	1 x wheeled bin	N/a
Garden Waste	140 / 240	1 x wheeled bin	N/a
Food Waste	23	1 x 23 litre caddy	N/a

High Rise Apartment Developments

	Yes - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	The development comprises 251 residential apartments. The development provides c.123m² total waste storage (inclusive of manoeuvring space). 251 x 0.43 = 107.93m²

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -	
Pulpable Recycling -	28no. 1,1100L bins; 8no. 240L bins
Mixed Recycling -	(to be split suitably according to waste
Food Waste -	stream requirements)
Industrial Waste -	

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

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☐
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Internal Stores (Residential and Commercial)

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

Refuse Store 1 (63m ²) accommodates: - 11no. 1,100L Eurobins; - 8no. 240L wheelie bins
Refuse Store 2 (60m ²) accommodates: - 17no. 1,100L Eurobins;

Storage Areas for Waste Containers (Residential and Commercial)

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

The residents would store and segregate waste into four main streams internally before it is transferred to the communal waste storage room prior to collection.
--

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

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

Ventilation -	Consideration has been given to appropriately ventilate the waste storage facilities. Details have been provided in relevant documentation.
Hygiene -	Storage rooms will be constructed in permeable materials. The management company will be responsible of cleaning the facilities.

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.

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take	☒

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

OUR LOCATIONS

Birmingham

2 The Wharf
Bridge Street
Birmingham
B1 2JS
T. 0121 643 4694
birmingham@curtins.com

Bristol

Quayside
40-58 Hotwell Road
Bristol
BS8 4UQ
T. 0117 302 7560
bristol@curtins.com

Cambridge

50 Cambridge Place
Cambridge
CB2 1NS
T. 01223 631 799
cambridge@curtins.com

Cardiff

3 Cwrt-y-Parc
Earlswood Road
Cardiff
CF14 5GH
T. 029 2068 0900
cardiff@curtins.com

Douglas

Varley House
29-31 Duke Street
Douglas
Isle of Man
IM1 2AZ
T. 01624 624 585
douglas@curtins.com

Dublin

11 Pembroke Lane
Dublin 2
D02 CX82
Ireland
T. +353 1 507 9447
dublin@curtins.com

Edinburgh

1a Belford Road
Edinburgh
EH4 3BL
T. 0131 225 2175
edinburgh@curtins.com

Glasgow

Queens House
29 St Vincent Place
Glasgow
G1 2DT
T. 0141 319 8777
glasgow@curtins.com

Kendal

Units 24 & 25 Riverside Place
K Village
Lound Road
Kendal
LA9 7FH
T. 01539 724 823
kendal@curtins.com

Leeds

Ground Floor
Rose Wharf
78-80 East Street
Leeds
LS9 8EE
T. 0113 274 8509
leeds@curtins.com

Liverpool

51-55 Tithebarn Street
Liverpool
L2 2SB
T. 0151 726 2000
liverpool@curtins.com

London

40 Compton Street
London
EC1V 0BD
T. 020 7324 2240
london@curtins.com

Manchester

Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG
T. 0161 236 2394
manchester@curtins.com

Nottingham

32-34 Stoney Street
Nottingham
NG1 1LL
T. 0115 941 5551
nottingham@curtins.com