Waste Management Strategy

48 Store Street, Manchester

---

1. Introduction

This document outlines the proposed Wate Management Strategy for the new development at 48 Store Street, Manchester.

The development comprises the erection of a 16-storey building (within the massing of the original consented scheme), providing:

- 73 residential apartments (Use Class C3)
- Associated residents' facilities (residents' lounge and terrace – to be confirmed)
- Two car parking spaces
- Cycle parking facilities
- Landscaping, access, and associated infrastructure

The following sections describe the management approach for key operational elements of the residential scheme.

---

2. Strategy

This Planning Statement outlines the proposed strategy for the storage, segregation, and collection of household waste and recyclable materials arising from the residential development at M1 Piccadilly.

The strategy has been developed in accordance with:

- Local Authority waste management and storage guidance;
- *Building Regulations Approved Document H – Drainage and Waste Disposal*;
- *BS 5906:2005 – Waste Management in Buildings – Code of Practice*; and
- National and local policy objectives promoting sustainable waste management and recycling.

This statement demonstrates that waste storage and collection arrangements for the proposed development are practical, efficient, and compliant with all relevant planning and environmental standards.

3. Policy Context

National planning guidance encourages sustainable waste management, ensuring that new developments facilitate waste reduction and recycling at source.

The strategy supports key policy objectives including:

- National Planning Policy for Waste (2014): Ensures waste is managed responsibly, with facilities for segregation and recycling incorporated at the design stage. Local Plan Policies Doc Ref: GD 04 Waste Storage and Collection Guidance for New Developments Manchester City Council Version: 7.00
- Require that developments provide adequate and accessible waste storage areas, enable effective collection, and minimise impacts on amenity and the public realm.

The proposals at M1 Piccadilly have been designed to meet these requirements in full.

---

4. Waste Generation and Storage Requirements

The development comprises 73 residential apartments. Waste generation and storage requirements have been calculated in accordance with local authority standards.

- Spatial Allowance:
  73 apartments × 0.43 m² = 31.39 m² total waste storage area required
- Bin Provision:
- 110 litres of general waste per apartment (73 x 110) / 1100 = 7.3
  8 general waste Eurobins required
- 55 litres of pulpable waste per apartment (73 x 55) / 1100 = 3.65
  4 pulpable recycling Eurobins required
- 55 litres of mixed recycling per apartment (73 x 55) / 1100 = 3.65
  4 mixed recycling Eurobins required
- 10 litres of food waste per apartment (73 x 10) / 240 = 3.04
  4 food waste 240 litre wheelie bins required

The provision of 16 x 1100 litre Eurobins and 4 x 240 litre wheelie bins will accommodate the projected volume of household waste and recycling for the development.

5. Waste Segregation and Recycling

In line with best practice, waste will be segregated at source into the following streams:

- General Refuse (Residual Waste)
- Pulpable Recycling (Paper and Cardboard)
- Mixed Recycling (Glass, Plastics, Metals, etc.)
- Food Waste

Each waste stream will be clearly labelled and colour-coded to ensure correct usage by residents. The proportion of bins allocated to each stream will be determined in consultation with the local authority's waste management team as part of the detailed design stage.

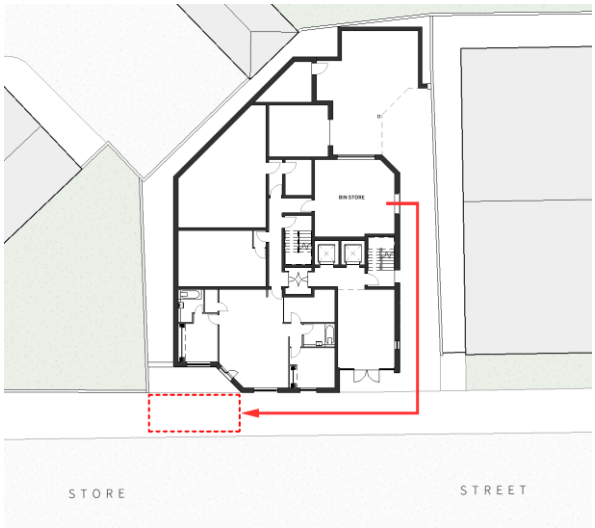
---

6. Refuse and Recycling Store Design

A dedicated refuse and recycling store will be provided at ground floor level. The store will:

- Be fully enclosed and located internally within the building;
- Be situated no more than 30 metres from the furthest apartment front door, in compliance with Building Regulations (see below);
- Be constructed to a robust, washable, and ventilated standard suitable for waste storage;
- Incorporate double-stacked bins for efficient use of space;
- Be clearly signposted and accessible to all residents.

The total storage area of 31.39m² will comfortably accommodate the required 16 bins, ensuring compliance with the calculated spatial allowance.



7. Waste Collection Arrangements

A managed approach to waste collection will be implemented:

- On collection days, the building management team will transfer bins from the internal refuse store to the kerbside collection point shortly before the scheduled arrival of the waste collection vehicle.
- Bins will be emptied immediately and returned promptly to the refuse store following collection.
- At no time will bins be left unattended or stored at the kerbside outside collection times, preserving the quality and safety of the public realm.

This approach ensures efficient waste collection without adverse visual or amenity impacts.

---

8. Management and Maintenance

The building management company will be responsible for the ongoing management of waste facilities, including:

- Regular cleaning and maintenance of the refuse store;
- Monitoring bin usage and ensuring sufficient capacity;
- Promoting resident compliance with waste segregation through information packs and signage;
- Liaising with the local authority and waste contractors to coordinate collection schedules.

This managed system ensures that waste facilities remain safe, hygienic, and well maintained.

---

9. Sustainability Considerations

The proposed waste management system supports the development's broader sustainability objectives by:

- Encouraging high recycling rates through clear segregation facilities;
- Reducing the environmental footprint associated with waste transport and disposal;
- Supporting compliance with the principles of the waste hierarchy — prevention, reuse, recycling, and recovery before disposal.

---

10. Conclusion

This Waste Management Strategy provides a robust, compliant, and sustainable framework for the management of waste and recycling at M1 Piccadilly. The strategy ensures:

- Adequate and accessible storage facilities for all waste streams;
- Compliance with Building Regulations, BS 5906, and local policy;
- Efficient and well-managed collection arrangements; and
- Support for the development's sustainability objectives.

Accordingly, the waste management proposals are considered fully acceptable in planning terms and should be supported as part of the overall development.

APPENDIX A

- **Appendix E - Waste Management Strategy (v7.00 from September 2023)**