

Moseley Road Health Facility

784-B073312

Waste Management Strategy

Final

NHS Property Services Limited

September 2025

**Document prepared on behalf of Tetra Tech Limited. Registered in England
number: 01959704**



TETRA TECH

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Appendices

Appendix A: Proforma

1.0 Introduction

- 1.0.1 This Waste Management Strategy relates to a proposed development of an 850m² healthcare facility on land at Moseley Road in Fallowfield, Manchester.
- 1.0.2 Manchester City Council (MCC) sets out detailed requirements for planning applications in relation to waste storage and collection. In its document referenced 'GD 04 Waste Storage and Collection Guidance for New Developments, Version 7.00' (GD 04), dated September 2023, MCC requires a Waste Management Strategy to be produced which includes: -
- Estimated volumes and types of waste produced by the development;
 - Details of internal and external stores for both waste and recycling, including any plans and designs;
 - Location of the proposed collection point and details of the route the collection vehicle will take;
 - Details of how waste will be transferred between waste stores and the collection location; and
 - Details of the number and capacity of bins proposed and collection frequency.
- 1.0.3 This Waste Management Statement describes how waste would be stored and the arrangements for collection. A Waste Management Strategy pro forma is also provided by MCC for use by applicants to provide the required waste management information. This pro forma document has been appended to this Waste Management Strategy.

2.0 Estimated Types of Waste and Volumes

- 2.0.1 Upon completion of the construction phase, and once occupied, the development of the health facility would generate a range of healthcare waste types as well as other waste types that could be expected to be generated at a healthcare facility such as food waste.
- 2.0.2 The types of waste which are considered likely to arise from the proposed development following occupation are anticipated to include those materials set out within Table 1 below. Hazardous waste types are marked with an asterisk.

Table 1: Indicative Operational Waste Types

Waste Type	EWC Code
Water-based developer and activator solutions ²	09 01 01*
Water-based offset plate developer solutions ²	09 01 02*
Solvent-based developer solutions ²	09 01 03*
Fixer solutions ²	09 01 04*
Bleach solutions and bleach fixer solutions ²	09 01 05*
Photographic film and paper containing silver or silver compounds	09 01 07
Photographic film and paper free of silver or silver compounds	09 01 08
Wastes not otherwise specified - lead foils only	09 01 99
Discarded equipment containing hazardous components other than those mentioned in 16 02 09 to 16 02 12	16 02 13*
Sharps (except 18 01 03) ³	18 01 01
Body parts and organs including blood bags and blood preserves (except 18 01 03) ³	18 01 02
Waste whose collection and disposal is subject to special requirements in order to prevent infection ¹	18 01 03*
Wastes whose collection and disposal is not subject to special requirements in order to prevent infection (for example dressings, plaster casts, linen, disposable clothing, diapers) ³	18 01 04
Chemicals consisting of or containing hazardous substances (excluding X-ray photochemicals)	18 01 06*
Chemicals other than those mentioned in 18 01 06 (excluding X-ray photochemicals)	18 01 07
Cytotoxic and cytostatic medicines	18 01 08*
Medicines other than those mentioned in 18 01 08	18 01 09
Amalgam waste from dental care	18 01 10*
Sharps (except 18 02 02) ³	18 02 01

Waste whose collection and disposal is subject to special requirements in order to prevent infection ¹	18 02 02*
Wastes whose collection and disposal is not subject to special requirements in order to prevent infection ³	18 02 03
Chemicals consisting of or containing hazardous substances (excluding X-ray photochemicals)	18 02 05*
Chemicals other than those mentioned in 18 02 05 (excluding X-ray photochemicals)	18 02 06
Cytotoxic and cytostatic medicines	18 01 07*
Medicines other than those mentioned in 18 02 07	18 02 08
Other wastes (including mixture of materials) from mechanical treatment of waste containing hazardous substances	19 12 11*
Other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11	19 12 12
Paper and cardboard	20 01 01
Glass	20 01 02
Biodegradable kitchen and canteen waste	20 01 08
Clothes	20 01 10
Textiles	20 01 11
Solvents	20 01 13*
Photochemicals	20 01 17*
Fluorescent tubes and other mercury containing waste	20 01 21*
Discarded equipment containing chlorofluorocarbons	20 01 23*
Edible oil and fat	20 01 25
Paints, inks, adhesives and resins containing hazardous substances	20 01 27*
Detergents containing hazardous substances	20 01 29*
Detergents other than those mentioned in 20 01 29	20 01 30
Cytotoxic and cytostatic medicines	20 01 31*
Medicines other than those mentioned in 20 01 31	20 01 32
Batteries and accumulators other than those mentioned in 20 01 33	20 01 34
Batteries and accumulators included in 16 06 01, 16 06 02 or 16 06 03 and unsorted batteries and accumulators containing these batteries	20 01 33*
Discarded electrical and electronic equipment other than those mentioned in 20 01 21 and 20 01 23 containing hazardous components	20 01 35*
Discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35	20 01 36
Plastics	20 01 39
Metals	20 01 40
Biodegradable waste	20 02 01

Soil and stones	20 02 02
Mixed municipal waste	20 03 01
Bulky waste	20 03 07

2.0.3 An external waste storage area would be sited to the rear (east) of the medical centre. The store is shown on the Proposed Site Plan, Drawing Number HMCNMC-GDA-V1-S1-DR-A-9901. The size of the store has been based on the applicants (the NHS) knowledge and experience at other similar healthcare facilities. The store would accommodate three 1,100 litre bins, to be used for clinical waste, mixed recycling, and general waste. To provide an indication of volumes, collections would be weekly for general waste and mixed recycling, and biweekly for clinical waste. There would also be a monthly collection for confidential waste and ad hoc blood collections (scheduled when required). Confidential waste and blood would be stored internally and would be collected from loading bays within the car park.

3.0 Waste Storage Design and the Movement of Waste

- 3.0.1 The development will be designed with sufficient internal and external space to enable the necessary segregation and collection of the waste streams generated by the development. The external storage area that would be incorporated into the development are described in this section as well as the number of bins required.

3.1 Internal

- 3.1.1 All rooms will include general waste bins where necessary. This will include administrative spaces and the staff room. These smaller internal bins would be emptied into the larger waste and recycling bins, located within an internal store, by staff members. Section 4.4 of the Design and Access Statement refers to the internal store within a 'dirty utility' room, which is proposed to be located centrally, close to all clinical spaces. From this point waste will be taken to the external waste store by site staff.

3.2 External

- 3.2.1 As described in Section 2, the external bin store would provide space for three 1100 litre bins.
- 3.2.2 The bin store area would be demarcated by floor markings and/ or appropriate wall signs to ensure that the area is retained as a bin store.
- 3.2.3 The wheeled waste containers would be stored on an impermeable surface. This would ensure that the areas can be routinely cleaned. Sufficient space has been provided to ensure that wheeled bins can be manoeuvred by management staff.
- 3.2.4 The bin store would be sufficiently lit to ensure that the management staff are able to safely access the bin store during periods of low light levels.
- 3.2.5 No flammable materials would be stored within or close to the waste storage areas.
- 3.2.6 The bin store will be covered but will naturally ventilate.
- 3.2.7 The area would be routinely inspected for damage and any repairs made as quickly as possible to ensure that the integrity of the area, and particularly the smooth surface is retained.

- 3.2.8 The area would be routinely inspected for damage and any repairs made as quickly as possible to ensure that the integrity of the area, and particularly the smooth surface is retained.

4.0 Collection of Waste

4.0.1 MCC's GD 04 guidance states: -

'A clear route to the kerbside presentation point should be provided and a presentation area should be established for at least 50% of all containers (e.g., if you will have 22 containers, there should be space to present 11 of them at one time, without causing an obstruction to the highway).'

4.0.2 General waste bins (including recyclable and non-recyclable) and clinical waste bins will be collected by refuse vehicles from Moseley Road, south of the site. 100% of the containers would effectively be provided at the collection point.

4.0.3 Confidential waste and blood will be collected by smaller vehicles using the loading area within the car park.

4.0.4 This development will require private waste management collections. The NHS have national contracts with Veolia for general waste and recycling, and Stericycle for medical waste.

4.0.5 The waste collection crews will be responsible for taking the bins from the stores to be emptied before returning the emptied bins.

5.0 Summary and Conclusions

- 5.0.1 The proposed development is for a circa 850m² healthcare facility on land to the north of Moseley Road in Fallowfield, Manchester. Medical waste and municipal type wastes would be generated by the operation of the proposed development
- 5.0.2 This Waste Management Strategy has been produced in accordance with Manchester City Council's 'GD 04 Waste Storage and Collection Guidance for New Developments, Version 7.00' (GD 04), dated September 2023.
- 5.0.3 The likely waste types that would be generated by the development have been provided in Section 2 of this strategy, as well as the volume of waste storage capacity the development would provide. The waste storage space has been based on the applicants understanding and knowledge of the facility, and the waste management requirements at similar facilities.
- 5.0.4 Section 3 of this strategy provides a description of the proposed internal and external waste storage arrangements. These are again based on the applicants understanding and knowledge of the facility, and the waste management requirements at similar facilities.
- 5.0.5 The waste collection arrangements have been described in Section 4 of the strategy.
- 5.0.6 The details provided in this Waste Management Strategy and appended Waste Management Strategy pro forma demonstrate that the sustainable management of waste has been given a high priority within the design of the development. It is considered the waste management infrastructure that is proposed within the development would allow for the necessary segregations of waste streams. The development design has also considered sufficient collection arrangements.



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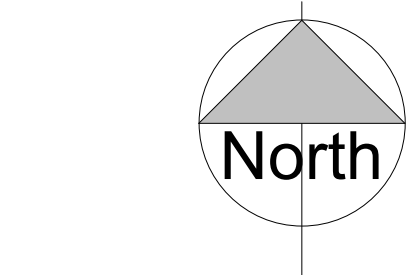
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NOTES:

Levels based on Topographical Survey Ref. 74193MCLS-01 dated 21.03.2025 by Survey Solutions.

All relevant specialist details & reports to be referred to where relevant.

Drawing to be read in conjunction with Planning drawing pack & details.

All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.

- KEY:**
- Site Boundary
 - Existing Building/Wall
 - Proposed Building/Wall
 - Proposed Tarmac Road/Parking
 - Proposed Tarmac Footpath
 - Proposed Concrete Paving
Tobemore Braemar 'Islay Rose', 300x200 Blocks
 - Proposed Dropped Kerb
 - Proposed Tactile Paving
 - Proposed Soft Landscaping/Planting
 - Existing Sports Pitches
 - Proposed Tree
 - Existing Tree Retained (subject to Highways comments)
 - Existing Tree Removed (13No subject to tree survey results)
 - Proposed Gradient
 - Proposed New Level
 - Existing Site Level

P02	MB	Updated to reflect comments received	23/09/2025
P01	SM	First Issue - Planning	16/09/2025
Rev	By	Description	Date



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Client Name:
NHS Property Services

Site Name:
Moseley Road, Fallowfield,
Manchester, M14 6PD

Project Name:
Hawthorn Medical Centre

Drawing Title:
Proposed Site Plan

Project No: HMCNMC	Sheet Size: A1	Scale: 1 : 200	
Drawn by: SM	Checked by: MB	Approved by: CLS	Revision: P02

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
HMCNMC-GDA-V1-S1-DR-A-9901

Appendices

Appendix A: Proforma



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

Planning Application Number:

Date Submitted:

Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	Yes / ~~No~~ (delete as appropriate)
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	

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)	
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	



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)	Yes / No (delete as appropriate) How many of each container do you plan to provide? _____ x general refuse x 1100 litre (based on 110 litres per apartment) _____ x pulpa~~ble~~ Recycling x 1100 litre (based on 55 litres per apartment) _____ x mixed recycling x 1100 litre (based on 55 litres per apartment) _____ x food waste x 240 litres (based on 10 litres per apartment) _____ x garden waste (if applicable) x 240 litres
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes / No (delete as appropriate)

Commercial Developments

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

General Waste - 1 x 1,100 litre bin. Based on applicant experience, see waste strategy Dry recycling (include material type details) - 1 x 1,100 litre bin. Based on applicant experience, see waste strategy Food Waste - _____ Industrial Waste - _____ Other - Clinical Waste: 1 x 1,100 litre bin. Based on applicant experience, see waste strategy	
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Has / will a contract be obtained with a licenced waste carrier?	Yes / ~~No~~ (delete as appropriate)
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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?	Yes / No (delete as appropriate)
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Internal Stores (Residential and Commercial)

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

See Waste Management Strategy and/ or Design and Access Statement. An internal store would be centrally located at the healthcare facility, and would allow for segregation of waste streams, pending movement to the external store.

Storage Areas for Waste Containers (Residential and Commercial)

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

See Waste Management Strategy, Design and Access Statement, and Proposed Site Plan.

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 -	The internal store (dirty utility room) would be mechanically ventilated. The external store is open roofed.
Hygiene -	Surfaces (floors and walls) will be in materials that are impermeable and easy to clean. The on-site management company will monitor the stores on a regular basis and would ensure that it is kept clean

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 collection crews would collect bins from the stores and return the emptied bins afterwards.

Please ensure that you have attached:

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

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.