

Waste Management Strategy

Planning Application: 144499/FO/2025

Site Address: 1004 Stockport Road, Manchester, M19 3WN

T: 0333 320 8203
E: enquiries@cannonclarke.co.uk
W: www.cannonclarke.co.uk
A: Guyton House, Vicarage Street, North Walsham
Norfolk NR28 9DQ

Registered in the UK
Incorporated in England & Wales
Company Number 14573609



Architects
Registration
Board



Directors: Jonathan Brent arb RIBA Andrew Clarke MCIAT

This Waste Management Strategy has been prepared to accompany the planning application at 1004 Stockport Road, Manchester, in response to the Local Planning Authority's request for a waste management proforma/strategy. The proposal comprises a flexible Class E commercial unit at ground floor with existing residential accommodation above.

1. Type and Quantity of Waste

The development will generate typical commercial with a small Class E unit and upper-floor residential accommodation has existing council bin collections. These will primarily comprise:

Domestic- General (non-hazardous) waste as existing

Domestic - Dry mixed recyclables as existing

Commercial - No hazardous or industrial waste is anticipated.

2. Waste Storage Arrangements

Waste will be stored within the existing communal rear area of the site. This area is accessed via black metal gates and is currently used for communal access, storage and refuse.



A designated bin location has been identified within this communal area, as shown on the submitted photographs. The bin store is:

Secure and enclosed within the existing curtilage

Screened from the public highway

Of sufficient size to accommodate the required bins

Easily accessible for occupants and waste operatives

The gates are capable of being opened to allow access for collection vehicles and are controlled by the freeholder.



3. Waste Collection

The client has obtained a quotation from Biffa Waste Services for refuse collection at the site. The proposed arrangement includes:

One no. 1100-litre general waste bin

Fortnightly collection

Collections will be undertaken directly from the communal bin area hatched in red above. There is no requirement for bins to be presented on the public highway, thereby avoiding obstruction to pedestrians or traffic on the side road and Stockport Road.

4. Access and Servicing

Waste collection vehicles will access the bin area via the existing gated access. The access route and turning arrangements are already established and are suitable for refuse collection vehicles. Collection will be managed by the freeholder in coordination with the waste contractor.

5. Management and Maintenance

The management of waste storage and collection will be overseen by the building management/freeholder. Responsibilities will include:

Ensuring bins are not overfilled

Maintaining the cleanliness of the bin storage area

Ensuring gates are accessible on collection days

Future commercial tenants will be required to comply with the agreed waste arrangements as part of their occupation.

6. Conclusion

The proposed waste management arrangements provide an appropriate, safe and policy-compliant solution for refuse storage and collection. The strategy utilises existing infrastructure, avoids impact on the public and accords with Manchester City Council waste management requirements.