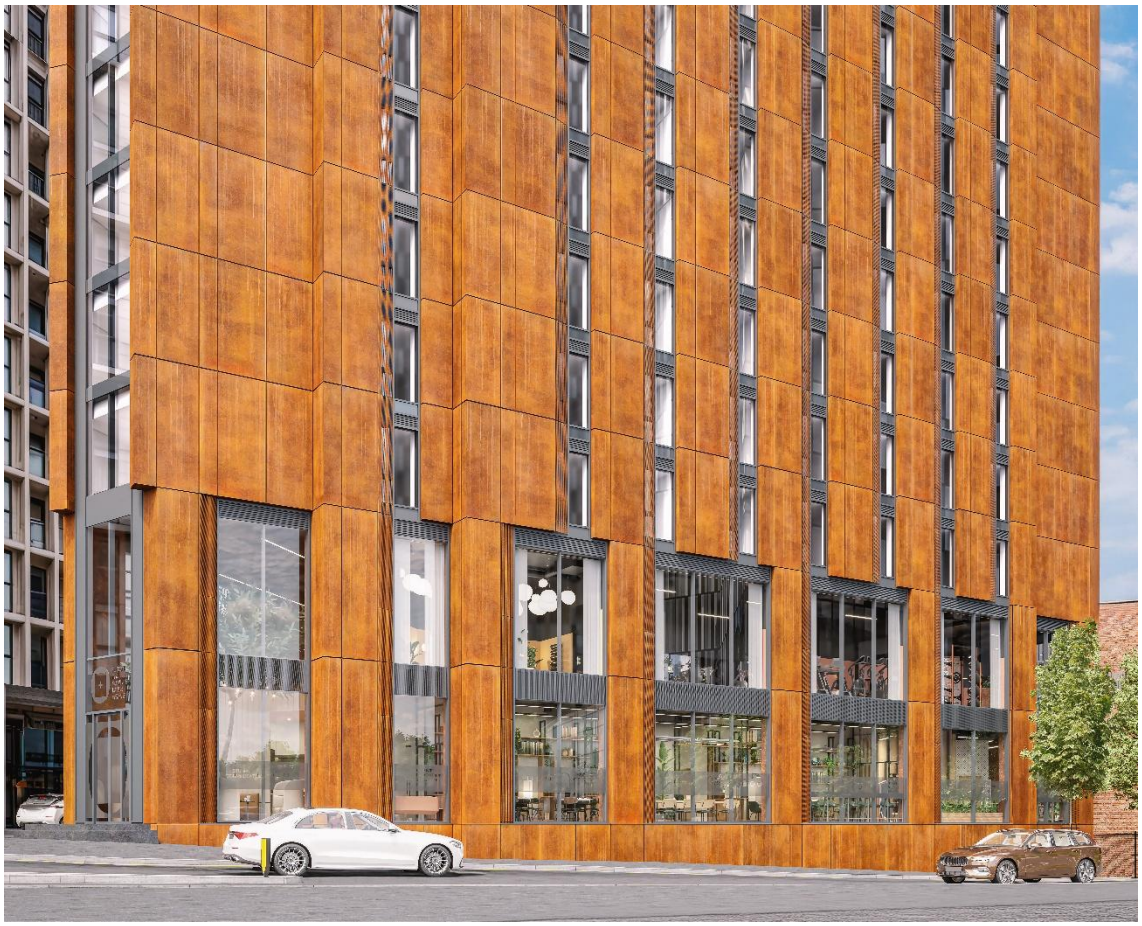
WASTE MANAGEMENT STRATEGY

Fusion Manchester - Deansgate South

March 2026 | Rev 3.0



Document Item	Detail
Site	Fusion Manchester - Deansgate South
Development Type	Purpose-built student accommodation (PBSA)
Bedrooms	509 single-occupancy bedrooms
Prepared For	Fusion Students
Purpose	Planning condition discharge / waste storage and collection strategy
Primary Guidance	Manchester City Council GD04 Waste Storage and Collection Guidance for New Developments, Version 7.00, September 2023

This document should be read alongside the submitted architectural refuse store plan, collection route plan, swept path / servicing information and confirmation from the appointed private waste contractor.

1. Introduction

This Waste Management Strategy (WMS) has been prepared in support of the proposed purpose-built student accommodation development at Deansgate South, Manchester. It sets out how refuse, recycling and associated waste streams will be stored, segregated, managed and collected throughout the operational life of the development.

The strategy has been developed in accordance with Manchester City Council GD04 Waste Storage and Collection Guidance for New Developments, Version 7.00, September 2023, together with relevant principles from BS 5906:2005 and the operational approach set out for the managed residence. It is intended to support the discharge of the relevant planning condition by demonstrating that the development can be operated in a controlled, hygienic and efficient manner without adverse impact on residents, neighbours, the public realm or the surrounding highway network.

The document provides estimated waste volumes, storage and container requirements, collection frequencies, access arrangements, management responsibilities, recycling measures and review procedures. It also clarifies how the managed operational model and private collection contract will control presentation, collection and return of waste containers.

2. Development Overview

The development comprises a purpose-built student accommodation scheme providing 509 single-occupancy bedrooms supported by communal amenity spaces. The building will operate as a fully managed residential asset, with an on-site Residence team responsible for day-to-day management, resident support, building standards, servicing coordination and waste management.

The site is located within Manchester city centre in a highly accessible location. The development will operate as a car-free residential scheme and will be supported by controlled servicing, managed deliveries and a coordinated arrival strategy during key student move-in periods.

Waste management will not rely on residents presenting bins to the highway. All waste handling associated with container movement, collection coordination and return of bins will be undertaken by trained on-site staff or the appointed private waste contractor. This provides a greater level of control than a standard unmanaged residential arrangement and ensures that bins are not left on the public highway for extended periods.

3. Applicable Guidance and Compliance Basis

Manchester City Council GD04 requires planning applications to provide estimated waste volumes and types, details of internal and external stores, the location of proposed collection points, collection vehicle route information, how waste will be transferred from stores to the collection location, the number and capacity of bins proposed and the intended collection frequency.

For purpose-built student accommodation, GD04 recommends storage provision of 0.23m² per bedroom. On this basis, the notional waste storage area requirement for the development is calculated as follows:

Calculation Item	Value
Bedrooms	509
GD04 PBSA storage rate	0.23m2 per bedroom
Minimum storage area required	117.07m2

The proposed refuse store provides approximately 47.02m² of usable waste storage and operational circulation space. Whilst this is below the notional storage provision identified within GD04 based on standard collection assumptions, the development will operate under a fully managed private waste collection arrangement with significantly increased collection frequencies compared to a conventional local authority servicing model.

The waste management strategy has therefore been developed around a high-frequency collection approach, with general refuse and recycling collected a minimum of four times per week, supported by additional food waste and glass collections as required. This operational approach reduces the volume of waste required to be stored on-site between collections and allows the refuse store to operate effectively within the physical constraints of the city centre site.

The refuse store has been designed to accommodate approximately 11 x 1100 litre Eurobins and 6 x 240 litre bins, together with sufficient circulation space for staff access, bin manoeuvring and operational management. The final container arrangement and collection profile will be coordinated with the appointed private waste contractor to ensure the strategy remains fully serviceable throughout occupation.

The strategy also recognises the GD04 access and servicing principles that collection routes should be smooth, continuous, step-free where practicable and capable of safe bin movement. Where the proposed private collection arrangement differs from the local authority collection preference, the operational justification is set out within this document.

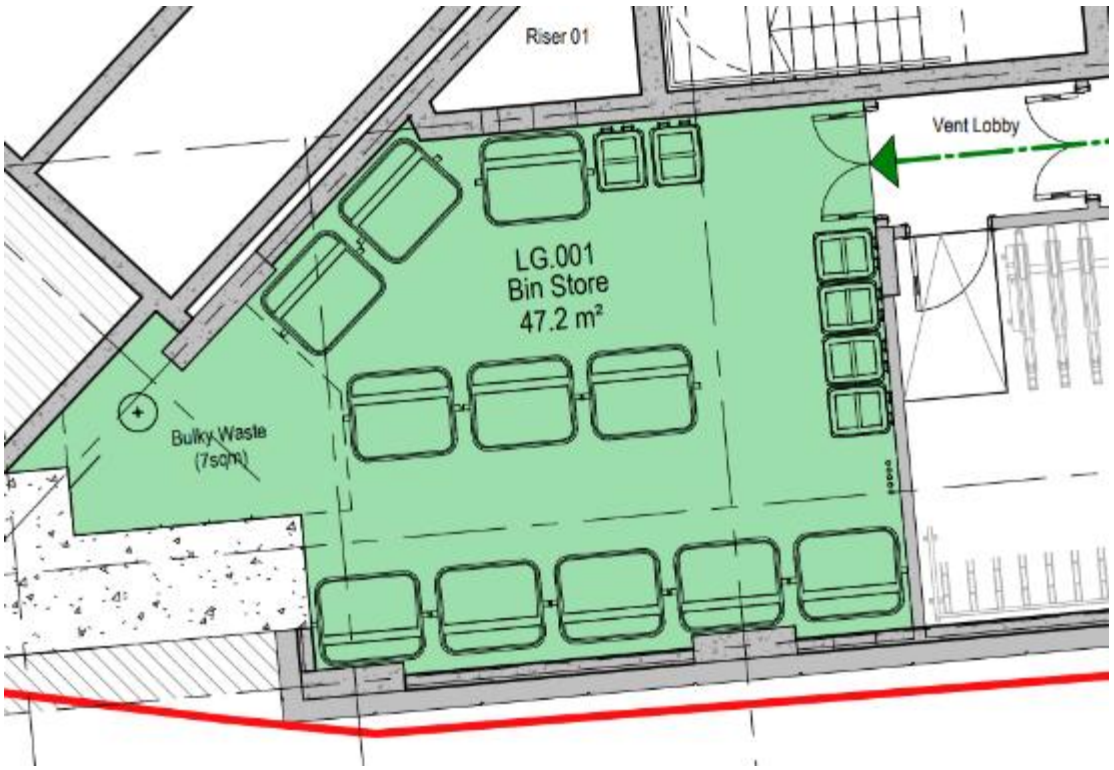
4. Waste Storage Provision

A dedicated internal refuse store is provided at lower ground floor level. The store is accessed via a ramped route leading to the designated loading bay on Deansgate South. This arrangement ensures that waste is stored internally, securely and away from the public realm until immediately before collection.

The refuse store is not publicly accessible and will be managed by the on-site Residence team. Residents will use clearly designated waste disposal facilities and signage within the building, but the operational movement and presentation of bulk containers will remain under staff control.

The store has been planned to accommodate segregated waste streams, including general refuse, dry recycling, glass and food waste. The final container arrangement will be agreed with the appointed waste contractor, but the store will maintain sufficient capacity for the waste volumes set out in this strategy.

The refuse store will incorporate durable cleanable finishes, ventilation, lighting, wash-down/drainage provision where required, permanent signage, controlled access and sufficient circulation space to allow containers to be moved safely. Recycling containers will be located alongside general refuse containers so that recycling is as easy and convenient to use as general waste.



5. Waste Generation and Capacity

Waste capacity has been assessed using a policy-led calculation based on Manchester City Council GD04 for PBSA and a supplementary operational cross-check based on the Design and Access Statement / BS 5906:2005 approach previously used for the scheme. The GD04 calculation is used as the primary compliance benchmark because it is the Council's current development guidance for Manchester.

5.1 Manchester City Council GD04 PBSA Calculation

For purpose-built student accommodation, GD04 identifies weekly waste generation assumptions per bedroom of 55 litres for general waste, 22 litres for pulpable recycling, 22 litres for comingled recycling and 5 litres for food waste. Applied to 509 bedrooms, this produces the following minimum weekly capacity requirement:

Waste Stream	GD04 Rate	Calculation	Weekly Volume
General refuse	55L per bedroom/week	509 x 55L	27,995L
Pulpable recycling	22L per bedroom/week	509 x 22L	11,198L
Comingled recycling	22L per bedroom/week	509 x 22L	11,198L
Food waste	5L per bedroom/week	509 x 5L	2,545L
Total	-	-	52,936L per week

The recycling streams may be collected as separate pulpable and comingled streams, or through an equivalent dry mixed recycling arrangement where confirmed by the appointed private waste contractor. Where a separate glass stream is required, glass will be managed through dedicated containers within the same overall storage and collection strategy.

5.2 Supplementary Operational Cross-Check

The approved Design and Access Statement methodology also considers a blended waste provision of 70 litres per bedroom per week. This produces a total weekly waste volume of 37,380 litres, calculated as 509

bedrooms multiplied by 70 litres per bedroom. For operational planning, this has historically been apportioned as general waste, mixed recycling, glass and food waste.

Waste Stream	Operational Split	Weekly Volume
General waste	35%	12,470L
Mixed recycling	45%	16,034L
Glass	10%	3,563L
Food waste	10%	3,563L
Total	100%	35,630L

The operational cross-check is retained because it reflects the scheme's previously developed waste profile and is useful for collection frequency planning. However, the storage strategy is deliberately based on the more explicit Manchester City Council GD04 PBSA calculation to ensure the submitted strategy aligns with the current local guidance.

6. Container Provision and Collection Frequencies

Waste will be stored in a combination of 1100 litre Eurobins and smaller wheeled containers where appropriate for food waste or specialist streams. The final container selection will be coordinated with the appointed private waste contractor to ensure compatibility with collection vehicles and safe handling by staff.

The refuse store has a physical capacity for approximately **11 x 1100 litre Eurobins and 6 x 240 litre bins**.

Whilst the GD04 calculation identifies a higher theoretical container requirement based on standard local authority collection frequencies, the development will operate under a **managed private waste collection contract**, allowing increased collection frequency to reduce the number of containers required on-site at any one time.

As a result, the waste management strategy is based on a **minimum of four collections per week**, ensuring that waste volumes remain within the physical capacity of the refuse store whilst maintaining safe and hygienic conditions.

Waste Stream	Weekly Volume	Collection Frequency	Volume Between Collections	Minimum Container Provision
General refuse	27,995L	4 x per week	6,999L	6-7 x 1100L Eurobins
Recycling (Combined)	22,396L	4 x per week	5,599L	5 x 1100L Eurobins
Food waste	2,545L	2-3 x per week	Flexible	240L bins
Glass	Inc in recycling calcs	1-2 x per week	Flexible	240L bins

The above provision is delivered through a **shared and flexible container allocation**, rather than fixed allocation per waste stream, allowing the on-site team to respond dynamically to actual waste generation patterns.

This approach provides a robust operational basis while allowing the appointed contractor to agree the final container mix, particularly where dry recycling and glass are collected through different streams. The refuse store will retain sufficient capacity to accommodate the agreed containers, staff circulation and operational flexibility.

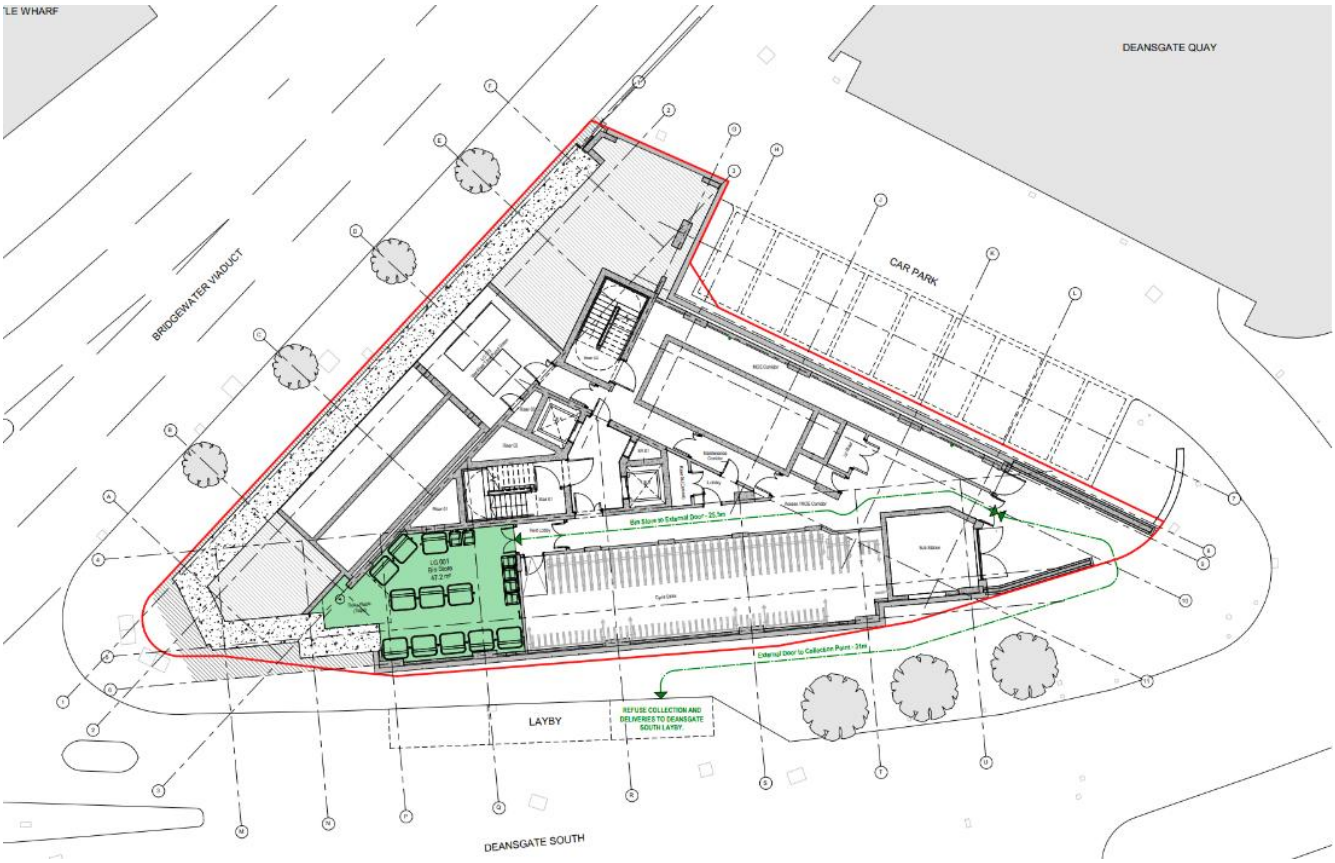
As a minimum, general refuse will be collected 4 x weekly, which satisfies the planning requirement for a private contractor to collect refuse at least twice per week. Recycling is proposed at the same frequency to encourage segregation and reduce the likelihood of overflowing recycling containers.

Due to the constrained nature of the city centre site and internalised refuse store, the strategy prioritises **collection frequency over static storage volume**, which is considered a more appropriate and controlled approach for a fully managed PBSA building. This ensures that waste does not accumulate within the store, reduces odour and hygiene risks, and provides a more responsive and operationally robust solution than reliance on larger static bin provision.

7. Waste Collection and Servicing Strategy

Waste collection will be undertaken by a licensed private contractor. Biffa is the anticipated contractor, subject to final appointment and contract confirmation. The collection contract will allow the operator to adjust frequencies, container types and collection days in response to actual building occupancy and waste generation patterns.

Collections will typically be undertaken between 08:00 and 17:00, Monday to Friday, or at other agreed times where necessary to suit highway, contractor or operational requirements. Collection activity will be scheduled to avoid unnecessary disruption, reduce dwell time and maintain safe movement around the loading bay.



7.1 Bin Movement and Staff Responsibility

All bin movement will be managed by the on-site Residence team or the appointed contractor. Residents will not be required to move communal waste containers or present bins to the highway. Containers will be

moved from the internal refuse store to the collection point immediately before collection and returned promptly once emptied.

This managed approach prevents bins being left on the highway for extended periods and reduces the risk of obstruction, contamination, misuse or visual impact on the surrounding public realm.

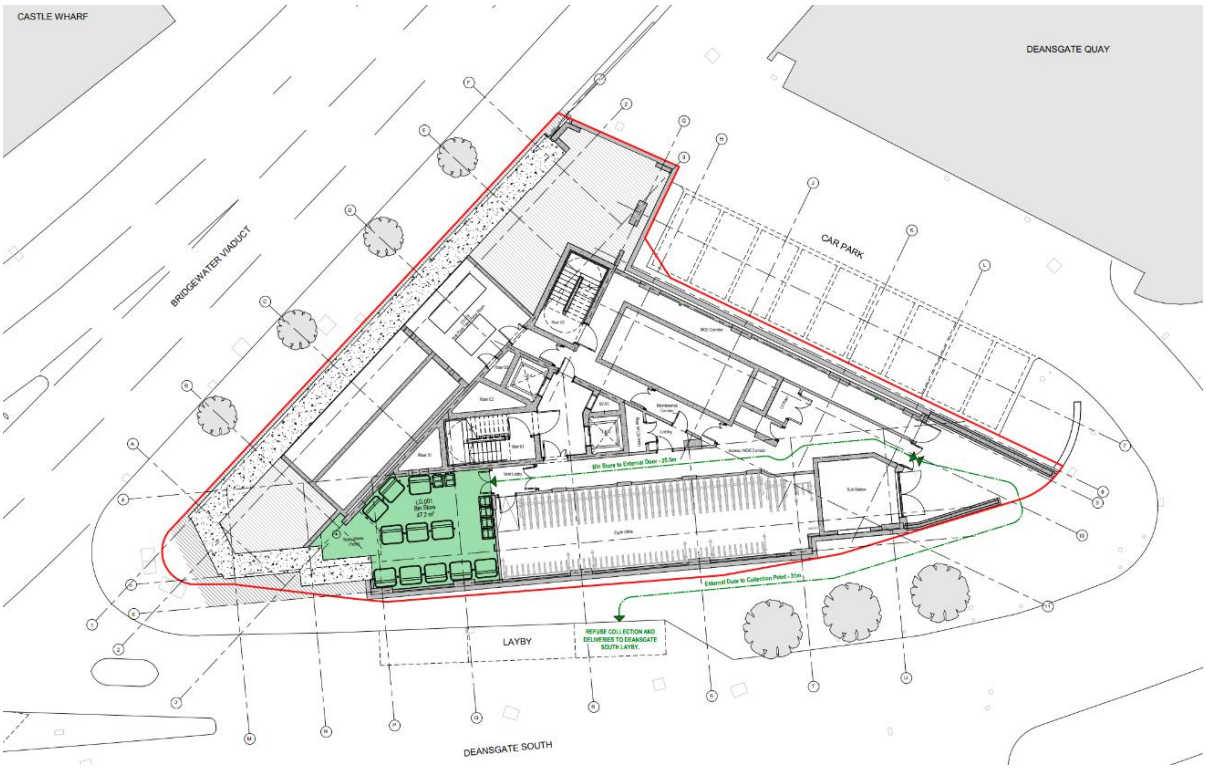
7.2 Route Between Refuse Store and Collection Point

The route between the lower ground refuse store and the collection point is direct, ramped and step-free. The route will be maintained with a smooth, continuous surface suitable for wheeled containers and will be kept clear of obstructions at all times. Any interface with the highway will be managed through appropriate dropped kerbs, loading controls and staff supervision.

The approximate distance between the refuse store and the collection point is 56.5 metres. This exceeds the 10 metre distance normally preferred for local authority collection crews. However, the proposed arrangement is a managed private collection arrangement rather than an unmanaged local authority kerbside collection. The bins are moved by trained staff under controlled procedures and the appointed contractor will be required to confirm that the route and distance are serviceable as part of the final waste contract.

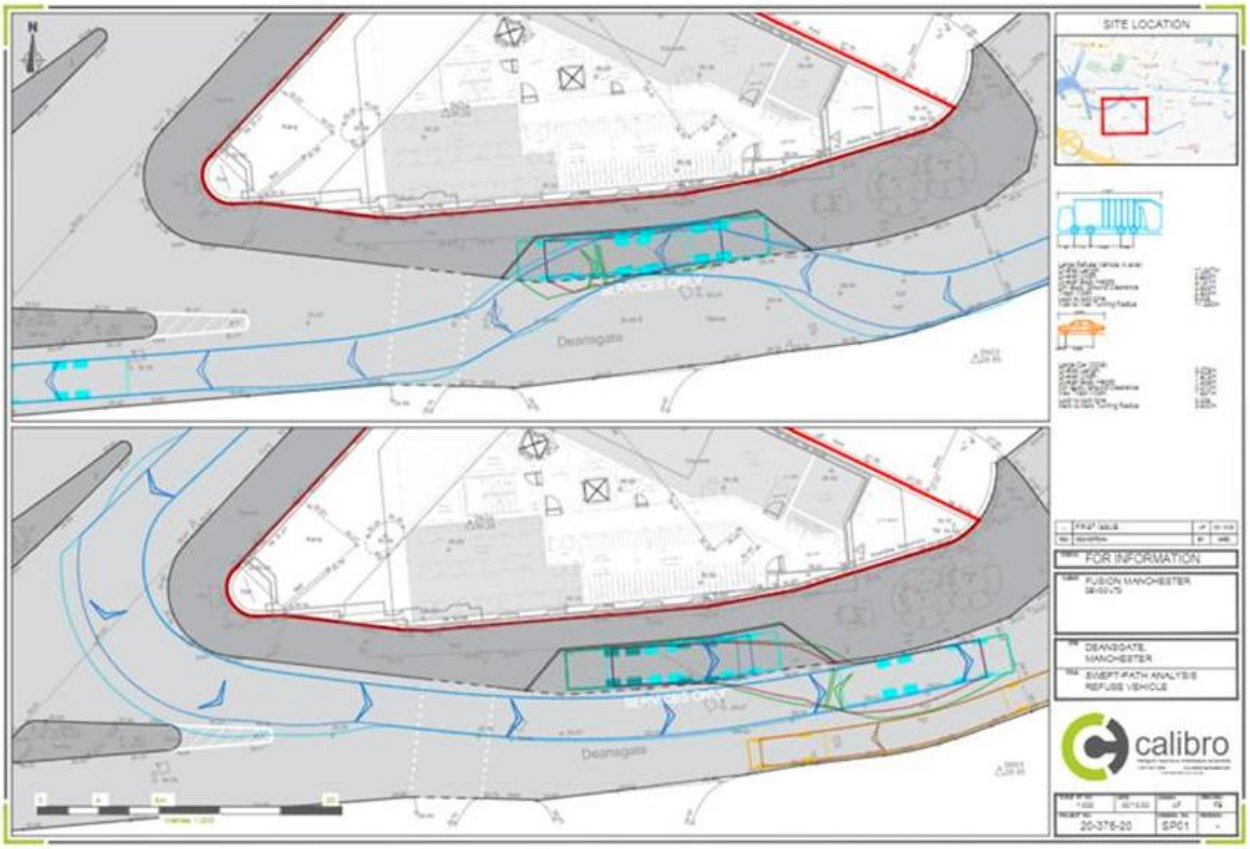
7.3 Vehicle Access

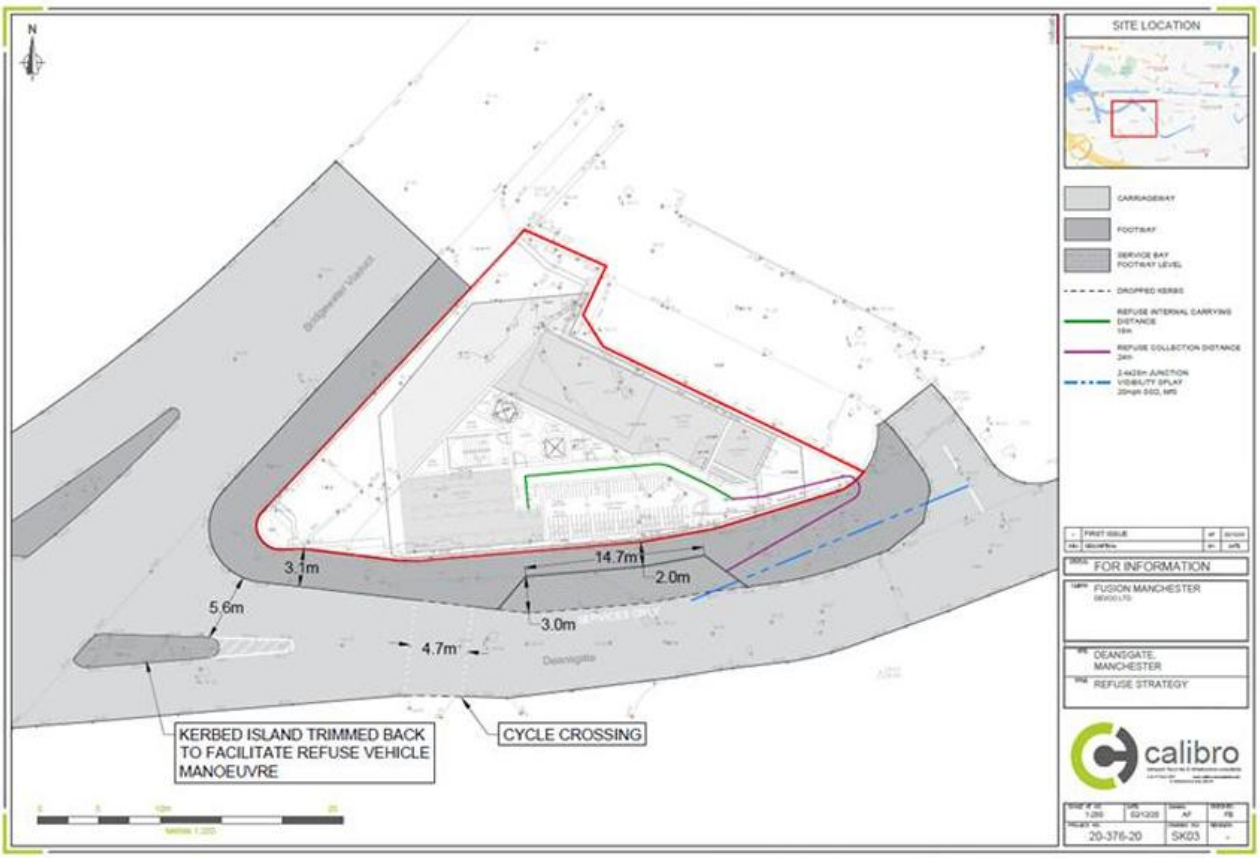
Collection vehicles will use the designated loading bay on Deansgate South. The servicing arrangement has been developed to allow vehicles to access, service and leave the location safely, with vehicles entering and exiting in forward gear wherever practicable. Reversing within the development is not required.



Swept-path analysis of a refuse vehicle is shown in the figure below. The surrounding road network of the site allows refuse vehicles to approach the loading bay either from east or west. However, arriving from the

east would place the rear of the vehicle closest to the bin store exit, which is beneficial to reduce walking distance to and from the bin storage.





8. Operational Management

Waste management will form part of the building's day-to-day operational management procedures. The Residence team will be responsible for ensuring that waste stores remain clean, accessible and compliant, and that collection arrangements operate as intended.

The team will undertake routine inspections of the refuse store, monitor bin utilisation, identify contamination, coordinate contractor collections and arrange additional collections where required. The refuse store will be included within the building's planned cleaning and inspection regime.

Cleaning and hygiene controls will include regular sweeping and washing of the refuse store, prompt removal of spillages, monitoring for odours and ensuring that bin lids remain closed when not in active use. Bins will be maintained in good condition and replacement containers will be arranged where damaged or no longer fit for purpose.

Preventative pest control measures will be implemented through good housekeeping, regular inspection, prompt response to spillages and contractor support where required. Bulky waste items will not be allowed to accumulate within the refuse store unless a specific collection has been arranged.

9. Recycling and Resident Engagement

Recycling is a key component of the waste management strategy. The development will provide clearly labelled waste streams and permanent signage within the refuse store and any resident-facing disposal areas to explain what materials should be placed in each container.



Resident guidance will be provided as part of the move-in / induction process and reinforced through building communications during the tenancy. This will include information on the location of waste facilities, separation of recycling, treatment of food waste, management of bulky items and the importance of avoiding contamination.

The on-site team will monitor the effectiveness of recycling measures through inspections and contractor feedback. Where contamination is identified, targeted communications will be issued to residents and signage or operational controls will be improved as required.

Recycling containers will be co-located with general waste containers and managed so that recycling is as easy to access as residual waste. This is an important design and operational principle intended to maximise recycling performance and reduce general refuse volumes.

10. Peak Period and Contingency Management

Student accommodation experiences predictable peaks in waste generation, particularly during September arrivals, end-of-term departures and tenancy changeover periods. These periods will be managed through advance planning, increased staff monitoring and additional contractor collections where required.

During peak periods, the Residence team may increase the frequency of general waste, recycling, glass or food waste collections, allocate additional staff time to refuse store management, and implement targeted resident communications regarding cardboard, packaging and bulky waste. Where large volumes of cardboard are anticipated during move-in, dedicated collection arrangements may be implemented to prevent contamination of general recycling streams.

The operator will retain flexibility to alter collection frequencies if actual waste generation exceeds the assumptions in this strategy. This provides an important safeguard and ensures the waste management system remains responsive throughout the life of the development.

11. Servicing and Highway Impact

Waste collection forms part of the wider servicing strategy for the development. All servicing activity will be coordinated by the on-site team and undertaken using the designated loading bay. This enables vehicle movements, bin presentation and collection activities to be controlled in a safe and efficient manner.

The collection process has been designed to minimise the amount of time containers are outside the refuse store. Containers will only be presented when required for collection and will be returned to the internal store promptly once emptied. This avoids prolonged on-street storage and protects the appearance and function of the public realm.

The use of a private contractor enables the operator to coordinate collections around building operations and highway constraints. If collection times require refinement following occupation, the Residence team and contractor will review the arrangements and adjust the schedule accordingly.

12. Monitoring, Reporting and Review

The performance of the waste management strategy will be actively monitored by the Residence team and supported by the wider operational management structure. Monitoring will focus on whether the storage capacity, collection frequency, cleanliness and recycling arrangements remain appropriate for the occupied building.

Key performance indicators will include bin utilisation, waste volumes, recycling performance, contamination levels, missed or delayed collections, condition of the refuse store, odour or pest issues and any complaints related to waste or servicing activity.

Regular engagement will take place with the appointed waste contractor to review service delivery and identify improvements. Waste management records, inspection notes and contractor communications will be retained by the management team and can be made available to the Local Planning Authority upon request where reasonably required.

13. Compliance and Implementation Statement

This Waste Management Strategy has been prepared to demonstrate that the development can provide appropriate facilities for the storage, segregation, management and collection of waste and recyclable materials. The strategy aligns with Manchester City Council GD04 guidance for purpose-built student accommodation and sets out a controlled private collection model suited to the site and building operation.

The measures set out in this strategy will be implemented prior to first occupation and maintained for the lifetime of the development. Waste collection will be undertaken by a licensed private contractor, with general refuse collected at least 4 times per week and additional collections arranged where required.

The strategy demonstrates that waste will be managed without unacceptable impact on the building, residents, surrounding occupiers, public highway or public realm. It provides a clear basis for discharging the relevant planning condition, subject to submission of the supporting bin store plan, collection route plan and contractor confirmation.

Appendix A - Manchester City Council Appendix E Response Summary

The following summary is provided to support completion of Manchester City Council Appendix E Waste Management Strategy proforma. It should be read alongside the main strategy and supporting plans.

Appendix E Requirement	Response
Property type	Purpose-built student accommodation, 509 single-occupancy bedrooms. Not a conventional HMO for waste calculation purposes.
Estimated volumes / m2 required	GD04 PBSA waste storage requirement: 509 x 0.23m2 = 117.07m2. GD04 weekly waste volume: 52,936L.
Store Size / Actual m2	Waste storage Area: 47.02m2
General refuse	27,995L per week. Minimum 4 collections per week. Minimum operational provision: 6-7 x 1100L Eurobins.
Mixed recycling	22,396L per week. Minimum 4 collections per week. Minimum operational provision: 5 x 1100L Eurobins.
Food waste	2,545L per week. Minimum 2-3 collections per week. Minimum operational provision: 3 x 240L bins or equivalent.
Glass	Dedicated containers to be provided where required by the private contractor, either as a separate glass stream or within the agreed mixed recycling arrangement.
Internal stores / segregation	Dedicated lower ground internal refuse store with segregated containers, signage, controlled access and staff management.
Ventilation and hygiene	Ventilation, lighting, impermeable finishes, wash-down / drainage provision and regular cleaning regime.
Who presents bins	On-site Residence team / appointed contractor. Residents do not present communal containers.
Licensed waste carrier	Yes. Private contractor to be appointed, anticipated to be Biffa subject to final contract confirmation.

Appendix B - Submission Checklist

The following items should accompany or be referenced by the planning submission to ensure the Waste Management Strategy can be reviewed efficiently:

- Detailed refuse store plan showing store area, container layout and circulation space.
- Location plan showing refuse store position within the building.
- Collection point plan showing loading bay and presentation area.
- Route plan showing bin movement route from refuse store to collection point, including the approximate 56.5m distance.
- Servicing / swept path plan demonstrating refuse vehicle access and forward gear exit where applicable.
- Private waste contractor confirmation letter confirming serviceability, container compatibility and acceptance of the collection arrangement.
- Management plan extract confirming staff responsibility for bin presentation, return, cleaning and monitoring.

References

Manchester City Council, GD04 Waste Storage and Collection Guidance for New Developments, Version 7.00, September 2023.

Manchester City Council, Appendix E - Waste Management Strategy Proforma, Version 7.00, September 2023.

BS 5906:2005 Waste Management in Buildings - Code of Practice.