Plot H, Sister

Operational Waste Strategy v02

November 2025

PREPARED FOR

RGRE Ltd, ID Manchester Ltd and The University of Manchester

Operational Waste Strategy v02

Prepared By	Emily Ingham
Reviewed By	Rachel Cornfoot
Report Reference	4026-CIV-XX-XX-R-H-40004
Issuing Company	Civic Engineers Limited
Issued	Version 02 on 13 November 2025

Revisions

Date	Rev	Reason	Name
24/10/2025	01	Initial Issue	EI
13/11/2025	02	Final Issue	RC

This report is the copyright of the issuing Civic group company and is intended solely for the use of the individual or organisation to whom it is addressed. It may not be disclosed, reproduced, or referred to in whole or in part by any other party without the prior written consent of the relevant Civic group company. No liability is accepted by any Civic group company for any loss or damage arising from any unauthorised use of this report.

“Civic” is a trading name used by companies within the Civic Plus Limited group (registered number: 14208271), including Civic Engineers Limited (registered number 06824088), Civic Plus Limited (registered number: 752376), Civic Earth Limited (registered number 14897633), Civic Heritage Limited (registered number 15913145), Civic MEP Limited (registered number 09245443), Civic Rail Limited (registered number 15913179) and New Practice Limited (registered number SC623648). All are private limited companies registered in England at Carvers Warehouse, 77 Dale Street, Manchester M1 2HB. Except for Civic Plus Limited (registered number: 752376), which is registered in the Republic of Ireland at 36 Lad Lane, Baggot Street Lower, Dublin D02 T208 and New Practice Limited, which is registered in Scotland at 35 Virginia Street, Glasgow, G1 1TN.

CONTENTS

1. Introduction 2
2. National and Local Guidance 3
2.1. Manchester's Core Strategy 2012-2027, Manchester City Council, adopted July 2012 3
2.2. Draft Manchester Local Plan (September 2025), Manchester City Council 3
2.3. GD04 Waste Storage and Collection Guidance for New Developments, Manchester City Council, v7, September 2023 3
2.4. Policy DC10.1 of Manchester City Council's Unitary Development Plan (UDP) 4
3. Student Accommodation 5
3.1. Refuse Collection Strategy 5
3.2. Waste Volume and Bin Storage Requirements 5
4. Commercial Waste 7

Appendix A: Waste Proforma
Appendix B: Basement Plans

1. Introduction

Civic has been engaged by the Applicants (RGRE Ltd, ID Manchester Ltd and The University of Manchester) of Plot H, Sister, to produce this Operational Waste Strategy document to accompany the planning application for a 1,041-unit purpose built student accommodation development on the site of the former Charles Street multi-storey car park, within the IDM Masterplan (now referred to as Sister).

It is expected that a detailed Waste Management Strategy will be conditioned as part of the planning approval.

This report draws on national and local guidance.

The report does not cover construction waste management.

2. National and Local Guidance

2.1. Manchester's Core Strategy 2012-2027, Manchester City Council, adopted July 2012

Policy EN 19 Waste of the Core Strategy addresses how waste should be managed by the Applicants and by waste management site operators.

In terms of Applicants obligations, Policy EN 19 sets out:

- Applicants must demonstrate the proposed development's consistency with the principles of the waste hierarchy, i.e. (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal).
- Applicants must submit a waste management plan.
- Communities should be encouraged to take responsibility for the waste they create through the provision of accessible facilities.

2.2. Draft Manchester Local Plan (September 2025), Manchester City Council

Manchester City Council's Draft Local Plan is out for consultation at the time of writing (November 2025). Policy EN 11 Waste of the Draft Local Plan builds on Policy EN 19 Waste of the current Core Strategy as outlined above.

In terms of Applicants obligations, Policy EN 11 sets out:

- All developers, including those of new waste management facilities within Manchester, must demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal).
- All developers must submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.
- Encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

2.3. GD04 Waste Storage and Collection Guidance for New Developments, Manchester City Council, v7, September 2023

GD04 sets out minimum standards for refuse storage for development, and includes the following requirements:

- Recycling bins must be more conveniently located, or as conveniently located as general waste provision, to encourage recycling.
- Commercial refuse will not be collected by MCC and operators of commercial premises are required by law to enter into a commercial waste agreement with a registered waste carrier for the disposal of their waste.
- All waste must be containerised and stored off the public highway.
- Where waste storage areas are to be visible from the boundary of the property, a sensitively located and designed enclosure should be provided.
- Walkways in bin storage rooms should be at least 1.3m wide.

For planning applications, a Waste Strategy should be produced which should include:

- Estimated volume and type of waste
- Internal and external storage details
- Collection strategy and refuse vehicle routing
- Number and capacity of bins to be provided, and collection frequency

GD04 provides a Proforma which should be submitted with the planning applications, and for Plot H, Sister, this has been completed and is provided at Appendix A to this document.

Waste volume is covered in Appendix C of GD04. Relevant to the proposed development are the following parameters:

- Student Accommodation weekly waste generation per room of 55l general waste, 22l pulpable recycling, 22l dry recycling and 5l food waste.

2.4. Policy DC10.1 of Manchester City Council's Unitary Development Plan (UDP)

This policy outlines specific criteria that the Council considers when evaluating planning applications for food and drink establishments, including restaurants, cafés, and hot food takeaways. The policy stipulates that, in determining such applications, the Council will have regard to:

- The general location of the proposed development, including any reference to the area in other policies in the development plan.
- The effect on the amenity of neighbouring residents, assessing potential impacts such as noise, odour, and general disturbance.
- The availability of safe and convenient arrangements for car parking and servicing, ensuring that the development does not adversely affect traffic flow or parking availability.
- Ease of access for all, including provisions for disabled individuals, to promote inclusivity and compliance with accessibility standards.
- The storage and collection of refuse and litter, requiring adequate facilities to manage waste and maintain cleanliness in the vicinity.

3. Student Accommodation

3.1. Refuse Collection Strategy

For the PBSA element, refuse collections will be once per week, carried out by MCC. This collection frequency has been used to calculate the required bin storage set out in Section 3.2.

Bins will be stored in a dedicated room in the basement, shown on the plan at Appendix B.

On collection day, bins will be moved in the bin lift from basement up to ground floor by building management. The bins will then be held in a collection area, until the refuse vehicle arrives, when bins will be moved to the proposed loading bay on Charles Street where the refuse vehicle will park.

Bins will not block the footway on collection day – residual footway available will be more than 2.0m.

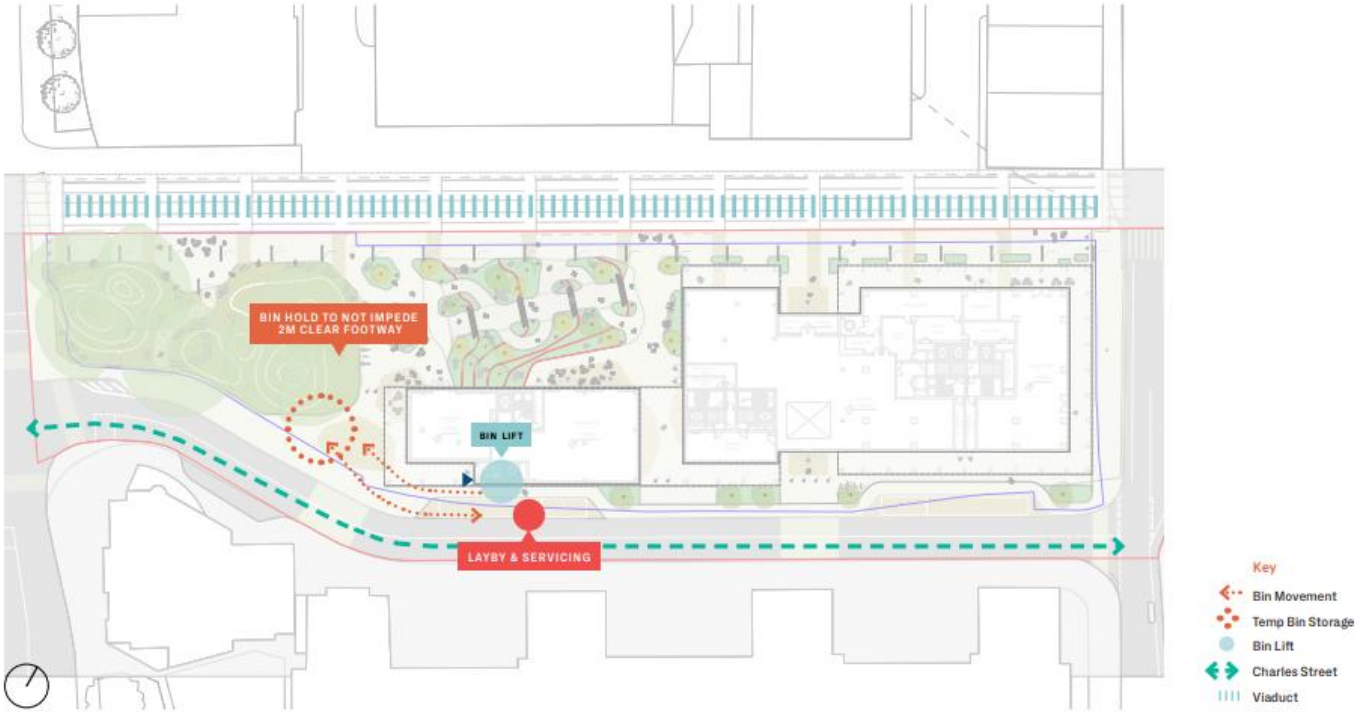


Figure 1: Refuse Collection Strategy – image produced by Layer landscape architects

3.2. Waste Volume and Bin Storage Requirements

The following standards have been applied:

- For the student accommodation element: Student Accommodation weekly waste generation per room of 55l general waste, 22l pulpable recycling, 22l dry recycling and 5l food waste.

Recycling and general waste will be stored in 1,100l eurobins. Food waste will be stored in 240l wheelie bins.

Based on GD04 Waste Storage and Collection Guidance for New Developments, the calculated waste storage requirement and provision is set out in Table 1.

Table 1: Waste Storage Requirement and Provision

WASTE TYPE	WEEKLY WASTE VOL. PER UNIT (LITRES)	WEEKLY WASTE VOL. TOTAL (LITRES)	BIN NUMBER
General waste	57,255	57,255	53 eurobins
Pulpable recycling	22,902	22,902	21 eurobins
Dry recycling	22,902	22,902	21 eurobins
Food	5,205	5,205	22 wheelie bins
Total requirement			95 eurobins + 22 wheelie bins
Proposed provision			95 eurobins + 22 wheelie bins
Appropriate provision?			Yes

The operator will communicate with and encourage future residents to follow the principles of the waste hierarchy (i.e. prevention, reduction, re-use, recycling/composting, energy recovery, final disposal) to minimise the amount of waste generated by the proposed development.

4. Commercial Waste

There will be circa 600 sqm GIA of flexible commercial/retail space on the ground floor, at this stage these are being delivered to shell and core.

Future commercial waste stores will be contained within the unit demise and will be subject to tenant requirements and configuration. Commercial Waste collection will be arranged by the relevant tenant.

Appendix A: Waste Proforma

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

Planning Application Number: TBC
Date Submitted: TBC
Estimated volumes / m2 required by the development

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

Low Rise Domestic – N/A

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 – Student accommodation

~~0.43m2~~ 0.23m2 (student accommodation) 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 – edited as above)	Yes / No (delete as appropriate) How many of each container do you plan to provide? 53_____x general refuse x 1100 litre (based on 110 litres per apartment) 21_____x pulpable Recycling x 1100 litre (based on 55 litres per apartment) 21_____x mixed recycling x 1100 litre (based on 55 litres per apartment) 22_____x food waste x 240 litres (based on 10 litres per apartment) 0_____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 (delete as appropriate)

Commercial Developments – N/A

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

General Waste - Dry recycling (include material type details) - Food Waste - Industrial Waste - Other -

Has / will a contract be obtained with a licenced waste carrier?	Yes (delete as appropriate

Mixed Use Developments – N/A

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)

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.
Internal bin storage areas will allow for the separation of recyclable and non-recyclable waste.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.
Bin stores are shown on plans appended to the Waste Strategy

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

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

Ventilation - Mechanical extract ventilation will be provided for each bin store to ensure smells and odours are removed from the space. Extract and make-up air is to be provided by the basement smoke ventilation. A minimum of two Mercury LED Fly machines will be provided to each bin store. These are to be either suspended or wall mounted in a suitable location. Bin store lobbies will be ventilated with a minimum of 0.4m2 permanent ventilation in accordance with Part B.

Hygiene - Wash down facilities will be provided in each bin store via a hose union tap, complete with Fluid Category 5 break tank and booster set.

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

Student accommodation operator on-site staff.

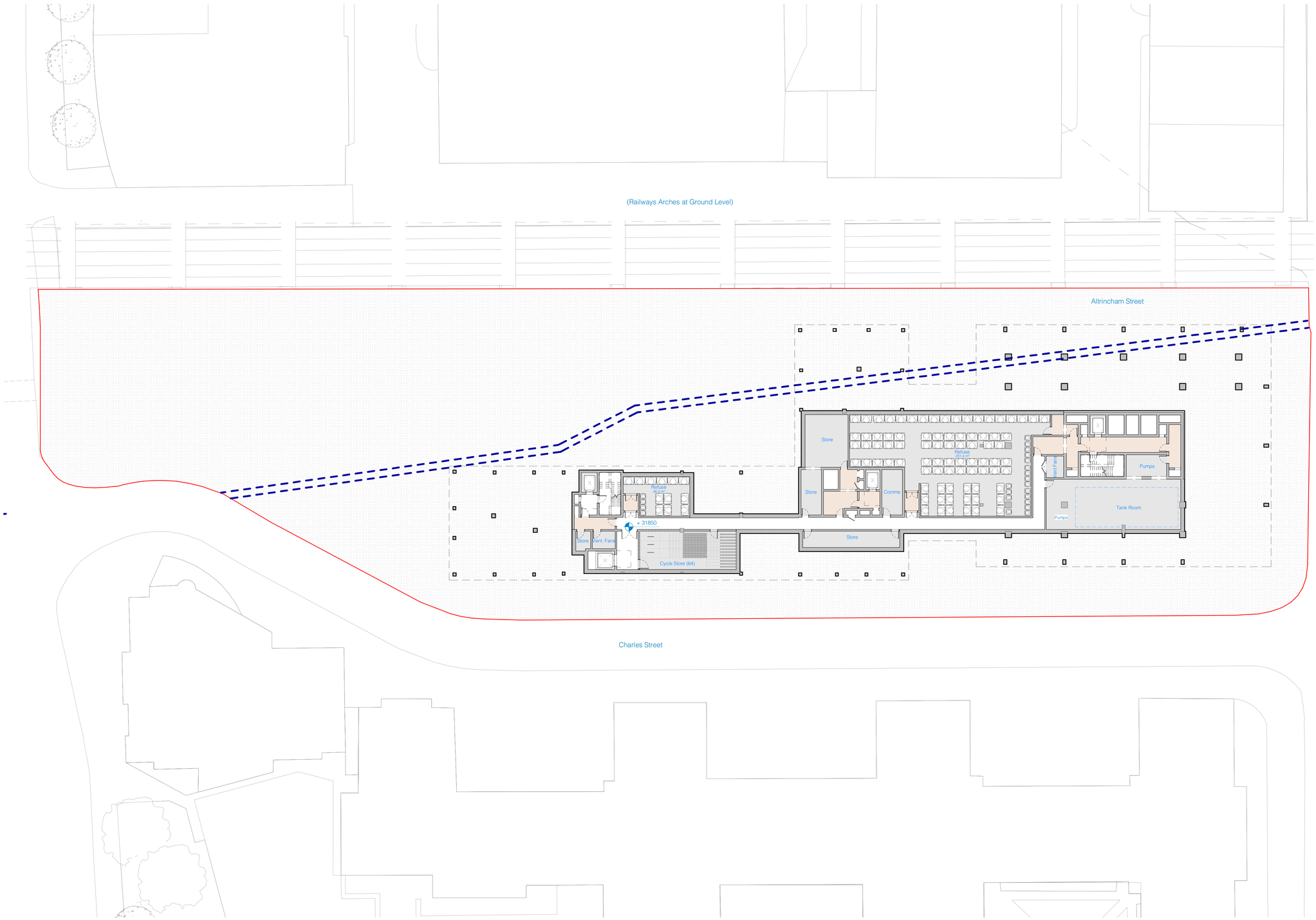
Please ensure that you have attached:

Detailed plans of bin stores Yes ☐
Location plans showing stores Yes ☐
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) Yes

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.

Appendix B: Basement Plans

DO NOT SCALE
Work to annotated dimensions only. Read drawings in conjunction with relevant specification, Structural Engineers' and Services Engineers' drawings. Confirm all dimensions before commencement of any work on site or fabrication.



Rev:	Details:	Date:
010	Tower 2 core updated to fire engineer comments. Ground Floor and Basement layouts updated to suit.	17/10/25
09	Layouts updated with design development and issued for Design Freeze 01	26/09/25
08	Issued for review and comment. Scheme relocated to avoid clash with adopted highway. GF and Basement layouts updated. Cores updated to MEP comments.	20/08/25
07	Cycle spaces reduced following LA comments	17/07/25
06	Basement access & layout updated to client request. Colonnade adjusted to accommodate access. Upper floor layouts adjusted to accommodate structural changes.	07/07/25
05	Layout updated to reduce extent of basement outside of the ground floor boundary.	26/06/25
04	Drawing number revised. Updates to layouts and cores to design team development. Height of Towers 1 & 2 adjusted.	13/06/25
03	Updated layouts to design team comments	06/05/25
02	Layouts & cores updated to align with design team comments. Level changes added in line with external site levels.	01/05/25
01	First Issue for review and comment	20/03/25

client:
RG Group

project:
Plot H

job number:
0667

status:
Planning

title:
GA Plan - Basement Level

scale:
1 : 250
@ A1

drawn by:
RM

drawing number:
0667-HOD-XX-B1-DR-A-(--)199

current revision date:
17/10/25

revision:
010

SGI Studios
1 Kelso Place
Manchester M15 4LE
t: +44(0)161 832 9842
e: mail@hodderandpartners.com
w: www.hodderandpartners.com

hodder+partners

0 10 50 100 200 300 400 500 600 700

17/10/2025 15:28:23

CIVIC

thriving
together

team-civic.com