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WASTE STORAGE AND MANAGEMENT STRATEGY

May 2026

Property address

78 - 80 Mauldeth Rd West,
Manchester,
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Index

1.1 Estimated volumes and types of waste

1.2 Details of the storage area

1.3 Collection point and collection routes

1.4 Waste transfer

1.1 Estimated volumes and types of waste

1 x 140 Litre General Refuse Bin (1 per flat) - Collected every 2 weeks
The presumption by the Manchester City Council is that each household will have one 140 litre general refuse bin. With the proposal adding 1no. 1 bedroom flat to the site 1 x 140 litre general refuse wheeled bins should be more than appropriate amount of general waste storage per flat.

1 x 140 Litre Pulpable Recycling (1 per flat)
1 x 140 Litre Mixed Recycling (1 per flat) - Collected every 2 weeks
140 litre wheeled bins for pulpable recycling and mixed recycling will be needed per flat providing an acceptable amount of waste storage for the tenants within the proposed dwelling.

N/A Garden Waste
A garden waste bin is not required for these flats as they don't have any gardens on the site or any outdoor vegetation to maintain.

1 x 23 Litre food waste caddy (1 per flat) - Collected weekly
The smallest container available for food waste is a 23 litre caddy, which will be sufficient amount of storage for the flat proposed.

1.2 Details of storage

To the rear of the building there is a walled patio area, which is also the current storage area for the 6 flats on the upper floors of the building on the site. This walled area is out of sight from the public pavement on Yew Tree Road.

It is the tenants' responsibility to move the appropriate bins to the collection zone outside of this walled patio area to the more accessible collection zone to the rear. These areas are labelled below in (Fig.2). The proposed additional bins to accompany the proposed flat will also be stored in the same location and have the same collection point.

The patio external storage area has a concrete ground allowing the area to be easily sprayed down to remove any residue within the patio area.

GD 04 (Waste Storage and Collection Guidance for New Developments) states that each household requires space for 4 x 240l bins, however in this case a separate bin for garden waste is not required. Therefore Fig.1 shows how each of the 9 flats has storage space for 3 x 240l bins along with a separate small 23l food waste.
This storage far exceeds the current requirements of the tenants, who use the existing 8 flats currently and find that 140l waste bins are more than sufficient. Nevertheless Fig.1 has been created to demonstrate that there is enough space to meet the recommendations made by the Manchester City Council in the GD 04 document.



Fig 1. Proposed flats and highlighted bin storage area.
(Refer to 'Proposed Ground Floor Plan')

The bins line up along the wall of the patio enabling each tenant to access their bins easily and retrieve them without the other bins obstructing the path. The bin area highlighted is 20m^2, which can be increased by utilising more space for waste storage along the wall of the screened patio if this was required by the tenants in future. This space far exceeds the required area for the bin storage. Access to the patio is via a gate at the rear of the plot, which is how the bin area would be accessed by the residents of the proposed Flat 3 as well as how the bins would be moved to the collection zone by the future tenants.

Waste storage for the retail space.

A separate gated entrance incorporating bin storage for the retained commercial use is provided. The retained commercial space would be used as an office and it is anticipated to produce very little waste. The 'Waste Storage and Collection Guidance for New Developments' (Appendix C) suggests 2600 litres per 1000m^2 of floor area. Upon the proposal being completed the office will have a floor area of approx. 75m^2, which with this ratio suggests a recommendation for 195 litres. Whilst 1 x 240l bin would suffice in terms of volume it is recommended that 50% of this capacity would be for recycling. Therefore Fig 1 shows 3 x 240l bins in the retail storage area including 2 bins for recycling.

1.3 Collection point and collection routes

The collection zone for the bins will be along a back street to the rear of the property, which is visible from Yew Tree Road and easily accessible for the bin collection services. The bins will be lined up along the kerbside of the street and out of the way for pedestrians walking along Yew Tree Road.

This zone is just around the corner of Yew Tree Road, which is within the perimeters of collection vehicles and distances for collection.

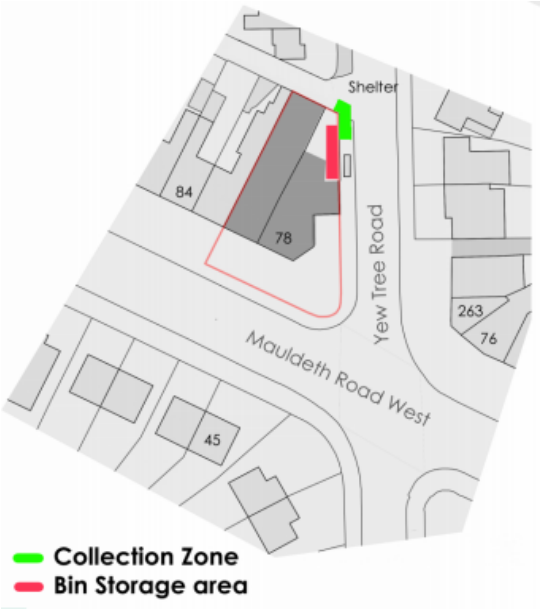


Fig2 – Collection and storage zones for waste.

1.4 Waste transfer

Moving the storage containers for the waste to the collection zone will be the responsibility of the tenants within the proposed flats.
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