

Waste Management Strategy

414-416 Palatine Road, Northenden,
Wythenshawe, Manchester M22 4JT

WASTE MANAGEMENT STATEMENT (MANCHESTER COMPLIANT)

414-416 Palatine Road, Northenden, Wythenshawe, Manchester M22 4JT

Subdivision of existing ground floor commercial unit to form 2no. units (A1 retail + dental practice, Class E) with existing residential above retained.

1. POLICY COMPLIANCE

This statement has been prepared in accordance with:

- Manchester City Council GD04 Waste Storage and Collection Guidance (September 2023)
- Appendix E Waste Management Strategy Proforma (v7.00)

In line with GD04, all planning applications involving change of use and commercial floor space must include a waste management strategy covering storage, collection and management.

2. EXISTING SITE ARRANGEMENT

- Ground floor: Single A1 retail unit (car parts)
- Upper floors: Residential flats
- Rear yard: Shared communal waste storage area

Current waste arrangements:

- A1 unit □ private waste contractor
- Residential flats □ Manchester City Council collection
- Shared yard used for bin storage

3. PROPOSED DEVELOPMENT

The ground floor unit will be subdivided into:

- Unit 1: Reduced A1 retail (car parts)
- Unit 2: Dental practice (Class E)

No changes are proposed to the residential units above.

4. WASTE TYPES & MANAGEMENT (COMMERCIAL)

All commercial operators will enter into contracts with licensed waste carriers.

A1 Retail Unit

- Continues existing private waste contract
- Waste types:
- General waste
- Packaging / recyclable materials

Dental Practice (Will appoint a licensed clinical waste contractor.)

Waste streams:

- Clinical waste (sharps, hazardous)
- Offensive / hygiene waste
- General waste
- Dry recycling

Hazardous and clinical waste streams are separately managed and addressed at planning stage.

5. WASTE STORAGE ARRANGEMENT

External Storage (Rear Yard)

- Existing communal rear yard retained
- All waste will be:
- Containerised
- Stored off the public highway
- Clearly segregated by user and waste type

Segregation Strategy

- Residential waste - separate stream (council managed)
- Commercial waste - private contractors
- Clinical waste - fully segregated and secured

Separate waste streams are maintained between residential and commercial uses.

6. DENTAL WASTE (CLINICAL COMPLIANCE)

- Stored in lockable, secure containers in accordance with HTM 07-01
- Located within rear yard but physically segregated from other waste streams
- Collected at regular intervals by licensed contractor
- No reliance on council collection

7. COLLECTION & ACCESS

- Waste collected via rear yard access
- Collection undertaken by:
- Private contractors (commercial units)
- Manchester City Council (residential)

Safe and convenient access is maintained with no obstruction to the highway.

8. INTERNAL STORAGE & TRANSFER

- Each unit will provide internal segregation of waste streams prior to transfer to external bins
- Waste transferred by staff to rear yard storage area

9. MANAGEMENT RESPONSIBILITY

- Commercial tenants responsible for:
- Their own waste contracts
- Movement of waste to storage area
- Residential management unchanged

10. SUMMARY

The proposed development:

- Complies with Manchester City Council waste guidance
- Provides clear segregation between residential, commercial, and clinical waste streams
- Retains an established and functional rear yard waste strategy
- Ensures all waste is appropriately stored, secured, and collected

The development will not result in any adverse impact on waste servicing, amenity, or highway function.

APPENDIX E – KEY ANSWERS

Commercial Developments:

- General Waste: Provided via private contractor (A1 + dental)
- Dry Recycling: Segregated and collected privately
- Food Waste: Not applicable
- Industrial / Hazardous Waste: Clinical waste from dental practice (licensed contractor)
- Other: Sharps waste (secure, compliant storage)
- Licensed Waste Carrier: YES

Mixed Use:

- Separate waste streams: YES
- Internal storage: Provided within each unit
- External storage: Rear yard (existing, retained)
- Ventilation: External open yard
- Hygiene: Washable surfaces, sealed containers

