Condition 7 (Planning Reference - 144804/FO/2025)

Refuse Storage Statement

Site Address:
47 Sedgeborough Road, Manchester, M16 7EU

Proposed Development:f
Erection of two-storey building comprising 2no. two-bedroom apartments (Use Class C3) with associated car parking, cycle storage and waste storage, together with reconfiguration of existing HMO and associated elevational alterations.

Refuse Storage Arrangements

A dedicated refuse and recycling storage area will be provided within the enclosed rear yard of the development. The bin storage area has been designed to ensure that refuse is stored securely, does not adversely affect the appearance of the development, and is easily accessible for residents.

The refuse storage area will be enclosed by a timber fence with concrete posts to provide a durable and secure enclosure. Access to the bin store will be via a lockable gate for residents only, preventing unauthorised access while allowing convenient use by occupants.

The bin store will accommodate all refuse and recycling bins required for the two residential units. In addition, the enclosed area will also contain a secure cycle storage shed, with sufficient space maintained to ensure both facilities remain fully accessible and functional.

On collection days, residents will move the bins from the storage area to the front highway for collection by the local authority. Following collection, all bins will be returned to the enclosed bin store within 60 minutes, ensuring that bins are not left on the public highway for extended periods and maintaining the visual amenity of the surrounding area.

The proposed refuse storage arrangements provide a practical, secure and well-managed solution for the development and are considered appropriate for the scale of the proposal.