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ARCHITECTURE & PROJECT MANAGEMENT

**Erection of three storey front extension to create 3 no. additional dwellings with associated alterations to car parking at 5 Cotton Hill, Manchester, M20 4XR**

**Approval Notice: 33107/FO/2022**

## Planning Condition 4.

*Prior to the commencement of above ground works, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.*

Manchester City Council's refuse strategy for flats mandates communal bin stores with designated containers for general waste and mixed recycling. High-rise buildings frequently use waste chutes, while low-rises require residents to carry items directly to communal areas. Property managers and caretakers are primarily responsible for servicing and maintaining these bin stores.

The Core Bin System

- Mixed Recycling: Blue bins or containers are used for paper, cardboard, glass bottles and jars, plastic bottles, and metal cans.
- General Waste: Grey, black, or brown bins are provided for everyday rubbish that cannot be recycled.
- Prohibited Items: Communal bins are strictly for household waste. They must never be used for bulky furniture, electrical appliances, or commercial/business waste.

Collection Mechanics & Responsibilities

- Communal Access: Bin stores must be easily accessible to residents and provide a clear, safe route for collection crews at the kerbside.
- Management Coordination: If you live in an apartment block, managing the collection schedule and the maintenance of the bins is coordinated by your property manager, landlord, or caretaker directly with the council.
- Fly-Tipping and Contamination: The city enforces strict policies to tackle side waste and bin contamination. Bins filled with incorrect items or trash dumped on the floor around the bins are classified as fly-tipping, which carries heavy penalties and requires intervention from building management

Disposing of Bulky Items

- Free Council Collections: If you need to dispose of large household items (like mattresses or sofas), you can use the council's bulky waste collection service.

- Booking Rules: Residents are entitled to one free collection per year (covering up to 3 items). Collections must be booked directly and left safely on the pavement in an accessible spot. Items should never be dumped in the communal bin store. Bookings can be made via the Manchester City Council Bulky Item Collection page.

If you want to look into waste management further or report an issue, I can help you:

- Find the right process if your bins are overflowing or missed
- Understand the specific recycling rules for Greater Manchester
- Look into commercial waste guidelines for landlords

As this development is an extension to and existing apartment block containing 15 Apartments, therefore increasing it to 18 apartments, Manchester City Council's GD04 Waste Storage and Collection Guidance requires a total of 4 large communal Eurobins (1100-litre) and 1 standard wheeled bin (240-litre) for food waste.
The allocation is derived from the council's exact volume allowances per apartment:

- General Waste: 110 litres per apartment
- Pulpable Recycling (Paper & Cardboard): 55 litres per apartment
- Mixed Recycling (Glass, Plastic & Cans): 55 litres per apartment
- Food Waste: 10 litres per apartment

Capacity Breakdown
To find the exact allocation, the per-apartment requirements are multiplied by the 18 units and rounded up to the nearest standard bin size (usually 1100L Eurobins for communal spaces):

| Waste Stream | Required Capacity Formula | Total Needed | Recommended Bin Supply |
|---|---|---|---|
| General Waste | 18 × 110L | 1,980 Litres | 2 × 1100L Eurobins |
| Pulpable Recycling | 18 × 55L | 990 Litres | 1 × 1100L Eurobin |
| Mixed Recycling | 18 × 55L | 990 Litres | 1 × 1100L Eurobin |
| Food Waste | 18 × 10L | 180 Litres | 1 × 240L Wheeled Bin |

Space and Access Requirements *(See drawing 2603 (90) 01 for location and size)*

- Floor Area: Building developers must allocate a minimum footprint of 0.43 $m^2$ per apartment just for container placement, which translates to at least 7.74 $m^2$ of total space for an 18-apartment block.
- Manoeuvrability: Extra physical clearing space must be provided in the bin store design so each individual Eurobin can be accessed and wheeled out independently without moving others

An 18-apartment development requires 4 communal 1100L Eurobins (2 general waste, 1 pulpable recycling, 1 mixed recycling) and 1 communal 240L food waste wheeled bin.