REFUSE & RECYCLING STORAGE AND COLLECTION STRATEGY

Consolidated response submitted in discharge of Condition 21

Site: Renshaw House, Hyde Grove, Manchester, M13 9LQ
Planning permission ref: 140060/FO/2024
Local planning authority: Manchester City Council
Applicant: Harvale 2 Ltd
Principal contractor: BDP Construction Ltd
Date: July 2026

Status of this document

This document consolidates the Refuse & Recycling Storage and Collection Strategy (originally submitted February 2026) and its subsequent addendum into a single strategy. It has been updated to respond to the comments received from Manchester City Council's Environmental Health team (via the case officer, dated 7 July 2026), which requested further information on **food waste and other recycling** and raised a query on the size of the bin store. It should be read together with the approved Refuse Management Plan (drawing AD(0)002).

1. Purpose of this Strategy

This Strategy explains how refuse and recyclable waste generated by the development will be stored, managed and collected once the building is occupied, in a manner that is practical, hygienic and does not adversely affect the public highway or surrounding area, in discharge of Condition 21.

2. Development Context

The development comprises a purpose-built student accommodation building providing 76 student rooms, with on-site management. Waste generation will be typical of a managed student residential use and will be handled centrally by the building operator; students will not be required to present bins on the public highway.

3. Waste Streams

The development will provide for the following separated waste streams:

- General (residual) waste;
- Dry mixed recycling (paper, card, plastics, cans);
- Food waste;
- Pulpable recyclables, where required by Manchester City Council.

All waste streams will be managed in accordance with Manchester City Council waste guidance and operational requirements.

4. Storage Location and the Approved Bin Store

- Refuse and recycling will be stored **internally** within the dedicated, secure bin store at ground floor level (room 00.05), as shown on the approved plans and on drawing AD(0)002.
- The store is fitted with external louvred doors providing natural ventilation, and a wash-down facility and floor drain for hygiene and maintenance.
- Students transport their own general waste and recycling to the bin store via the internal route shown on AD(0)002; an external door provides direct access into the store for management and collection.

5. Bin Provision and Capacity

The approved bin store will accommodate:

- **4 × 1100 litre Eurobins**, split between general waste and dry mixed recycling;

- **Dedicated food waste bins** (for example 2 × 240 litre), served by kitchen caddies as described below;
- **Additional capacity for pulpable recyclables** where required by the Council.

The four Eurobins provide approximately 4,400 litres of combined general and recycling capacity. On a weekly collection this equates to around 58 litres per room per week, and collection frequency can be increased to twice weekly where required, giving an effective capacity of around 116 litres per room per week. This is consistent with typical benchmarks for managed student accommodation, where a high proportion of waste is recycled and collections are managed by the operator. Final bin numbers, capacities and collection frequency will be agreed with the Council's waste services prior to occupation.

6. Food Waste and Recycling Detail

- Communal kitchens and food-preparation areas will be provided with food waste caddies, which are emptied by residents or management into the dedicated food waste bins in the central bin store.
- Clearly labelled, colour-coded containers will be provided for general waste, dry mixed recycling and food waste, with signage throughout to encourage correct segregation.
- Food waste will be collected in accordance with the Council's requirements, at a frequency sufficient to prevent any accumulation, odour or nuisance.
- Pulpable recyclables will be segregated and stored where required by the Council.

7. Collection Arrangements

- Waste will be collected from Hyde Grove, consistent with the approved servicing strategy and drawing AD(0)002.
- Bins will be presented for collection by the building management company at agreed times and returned promptly; bins will not be permanently stored on the public highway.
- Collection vehicles will operate from the kerbside / designated servicing area and will not need to enter the site, stopping only for short periods consistent with normal collection practice.

8. Frequency of Collection

- General waste and recycling will be collected weekly, or at a frequency agreed with the Council.
- Food waste will be collected in accordance with the Council's requirements.
- Collection frequency will be adjusted as necessary to ensure no overflow, odour or nuisance.

9. Management Responsibility

Responsibility for implementing this Strategy will rest with the building owner and/or appointed management company, who will keep the refuse and recycling facilities clean, secure and in good working order at all times, and will keep the arrangements under review once the building is occupied.

10. Bin Store Size – Response to the Council's Query

The size and location of the bin store are fixed by the approved plans under Condition 2 of the permission and cannot now be altered. Condition 21 concerns the strategy for the storage and disposal of refuse rather than the layout itself. This Strategy demonstrates that the approved store accommodates the required waste streams and container provision, and that adequate capacity is maintained through the combination of container numbers and managed collection frequency, which can be increased where necessary. On this basis it is considered that the approved store is sufficient to serve the development. Should the Council consider that additional capacity is needed, this can be achieved through increased collection frequency and use of the adjacent external servicing area, without any change to the approved internal layout.

11. Compliance Statement

This consolidated Refuse & Recycling Storage and Collection Strategy provides a complete and compliant scheme for the storage and disposal of refuse, including food waste and other recycling, in accordance with Condition 21. The approved refuse storage and collection arrangements will be implemented prior to first occupation of the development and thereafter retained for the lifetime of the use.