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August 2026

DOCUMENT ISSUE RECORD

Document Number:	266595-BWB-ZZ-XX-T-EC-0001_WMS
BWB Reference:	266595_WMS

Revision	Date of Issue	Status	Author:	Checked:	Approved:
P01	June 2026	S2	Ronan Monaghan PGDip, MSc, PISEP	Richard Robinson BSc (Hons) MCIWEM	Darren Harvey BEng (Hons)
P02.1	August 2026	S2	Ronan Monaghan PGDip, MSc, PISEP	Matt Wilby CEnv. MSc, MISEP	Olivier Sanga MSc, MBiol (Hons) PISEP

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EXECUTIVE SUMMARY

BWB Consulting Limited were instructed by Contract Services Ltd T/A Etec Group to prepare a Waste Management Strategy (WMS) to support a Reserved Matters application to discharge Condition 12 associated with a planning application (app. Ref. no.: 144600/VO/2025) submitted to Manchester City Council (MCC) for the refurbishment of the existing sports pavilion ('the Proposed Development') located off Wythenshawe Sports Ground, Willenhall Road, Manchester, M23 0BD ('the Site').

This WMS is a framework document intended to guide how waste should be managed during the operational phase of the Proposed Development to accord with the waste hierarchy in order to minimise waste production and maximise the re-use and recycling of materials. It is a live document and should be adapted throughout the operational phase to ensure the management of waste reflects the amounts of each waste stream generated and is done in accordance with changing future legislation.

Indicative calculations of waste arisings have been estimated for each of the development use types proposed. It has been estimated that approximately 4,130.12 litres per week (l/w) of commercial waste will be produced by the future occupiers of the Proposed Development during operation. Should the minimum recycling rate target of 50% of waste be met, an approximate minimum of 2,065.06 l/w would end up being recycled. This would leave an approximate maximum of 2,065.06 l/w of residual waste. Any food waste from the café will be managed through the provision of 2 No. 23 litre waste caddies.

It is proposed to retain the current external waste storage arrangements for the existing pavilion. To effectively store the anticipated amount of waste prior to collection, the Proposed Development will require either: 2 No. 1,100 l bins for residual (non-recyclable) waste and 2 No. 1,100 l bins for recyclable waste; or 4 No. 660 l bins for residual (non-recyclable) waste and 4 No. 660 l bins for recyclable waste.

It is proposed to retain the existing arrangements for waste collection. The distance between the waste collection area and the waste collection point would be less than 10m and the space between this area comprises smooth hardstanding which is suitable to wheel the bins over.

There is no specific requirement with MCC guidance or BS5906:2005 to undertake waste audits during the operational phase of commercial development. However, informal monitoring should be undertaken periodically to ensure there is sufficient bin storage for the waste streams generated.

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1. INTRODUCTION

1.1 BWB Consulting Limited were instructed by ETEC Contract Services Ltd T/A Etec Group to prepare a Waste Management Strategy (WMS) to support a Reserved Matters application to discharge Condition 4 associated with a detailed planning application (app. Ref. no.: 144600/VO/2025) submitted to Manchester City Council (MCC) for the refurbishment of the existing sports pavilion ('the Proposed Development') located off Wythenshawe Sports Ground, Willenhall Road, Manchester, M23 0BD ('the Site').

1.2 The Proposed Development comprises the refurbishment of an existing sports pavilion (Class F2) involving a partial change of use to provide: a weightlifting gym (Class E), ancillary cafe and community room, external alterations, CCTV and lighting, reconfiguration to the existing hard landscaping to enable a widened pedestrian footpath, installation of external plant and enclosure and other associated works.

Requirement

1.3 Condition 4 of the Decision Notice for the submitted planning application states that:

> *"Prior to the first use/occupation of the development hereby approved, a detailed Waste Management Strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full prior to first use/occupation of the development and retained thereafter.*
>
> *Reason - In the interests of amenity and public health, pursuant to Policies EN19 and DM1 of the Manchester Core Strategy."*

1.4 The purpose of this WMS is to ensure that waste is managed sustainably at the Site during the operational phase of the Proposed Development, in line with local plan policies, best practice national waste management guidance and the 'waste hierarchy'.

1.5 This WMS creates a framework which would maximise the amount of materials that would be re-used, recycled or recovered during the operation of the Proposed Development. It is designed to be a 'live document' which should be updated during the operational phase to reflect future legislation and recycling markets, where applicable.

Existing Site

1.6 The Site is located to the north of Willenhall Road, Manchester, M23 0BD and lies within Wythenshawe Sports Ground, which forms part of a wider network of public recreational spaces serving the local community and surrounding neighbourhoods. The Site comprises the existing sports pavilion, car parking and a small area of grassland.

1.7 The area surrounding the Site is largely defined by open green space, sports fields, with mature boundary planting providing a degree of visual containment. Vehicular access to the Site is taken from the main entrance to the sports ground, which connects to the local road network.

1.8 **Figure 1.1** shows the location of the Site and the application boundary for the Proposed Development in the red polygon. The blue polygons in the figure illustrate the wider Wythenshawe Sports Ground land.

The Proposed Development

1.9 The Proposed Development comprises an internal strip-out and reconfiguration of the current building to provide upgraded changing facilities, a new café with kitchen, community room, and the relocation of a weightlifting gym currently based in Wythenshawe Park, where this existing gym facility is to be demolished under a separate application.

1.10 Externally, the works will include limited elevational alterations to accommodate new openings, the addition of a small plant enclosure within the southern service yard, and the installation of a new substation. Minor adjustments to the adjacent car park are also proposed, involving a slight northward shift of existing parking bays to allow for the introduction of a widened footpath alongside the building. This reconfiguration will result in a small new increase of approximately 7 m^2 of hand standing.

1.11 The proposed General Arrangement Plan is provided as **Appendix 1**. This includes the indicative area of the proposed external waste storage area and waste collection area to the south-east of the Proposed Development.

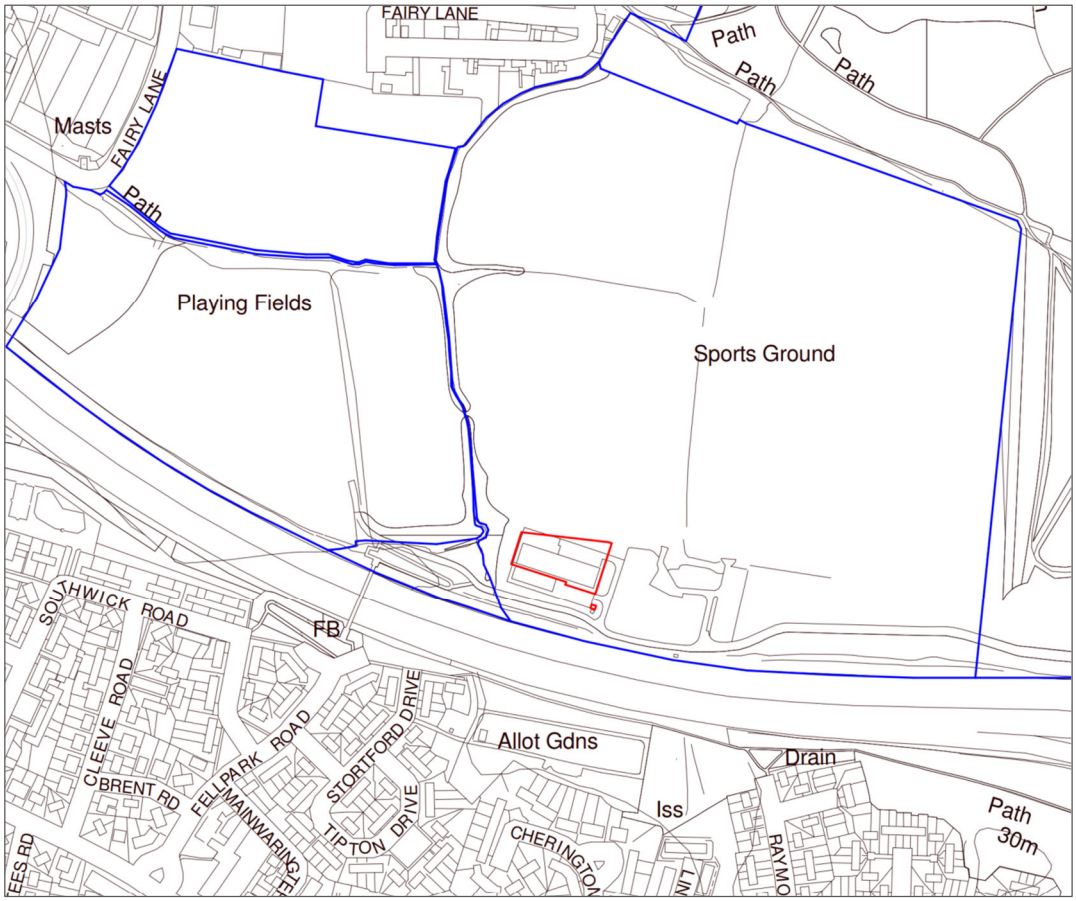


Figure 1.1: Site Location Plan

2. POLICY AND LEGISLATION

National Policy

National Planning Policy for Waste

2.1 The National Planning Policy for Waste (2014)[1] sets out waste-related stipulations which should be considered when a local planning authority is making a determination on a non-waste planning application. Section 8 of this document states the following:

> "*When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:*
>
> - *the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities;*
> - *new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service;*
> - *the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-Site disposal*."

Waste Hierarchy

2.2 The Waste Hierarchy is set out in Article 4 of the European Union's revised Waste Framework Directive[2] and guidance on how to apply it is provided by the Department of Environment, Food and Rural Affairs[3]. Priority should be given to prevention, reusing and recycling on the Site before considering off-Site re-use or recycling, and then other types of recovery or disposal. The hierarchy is depicted in **Figure 2.1** and is summarised in **Table 2.1**.

[1] UK Government (2014) 'National Planning Policy for Waste'. Available from: https://www.gov.uk/government/publications/national-planning-policy-for-waste
[2] European Parliament and Council 'Directive 2008/98/EC of the European Parliament and of the Council of 19 November 2008 on waste and repealing certain Directives'. Available from: https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=celex%3A32008L0098
[3] DEFRA (2011) 'Guidance on applying the Waste Hierarchy' Available from: https://assets.publishing.service.gov.uk/government/uploads waste-hierarchy-guidance.pdf

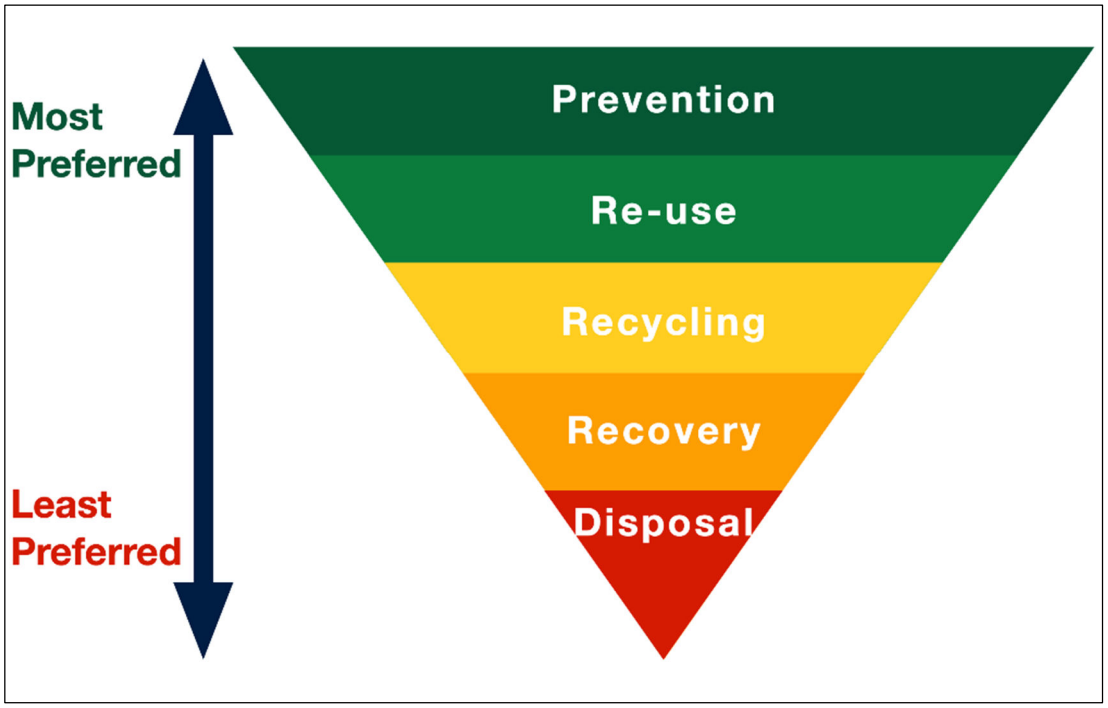


Figure 2.1: The Waste Hierarchy

Table 2.1: The Stages of the Waste Hierarchy

Stages	Examples (as provided by DEFRA)
Prevention	○ Using less material in design and manufacture. ○ Keeping products for longer; re-use. Using less hazardous materials.
Re-using on-Site / Preparing for re-use off-Site	○ Checking, cleaning, repairing, refurbishing, whole items or spare parts.
Recycling	○ Turning waste into a new substance or product. ○ Includes composting if it meets quality protocols.
Other Recovery	○ Includes anaerobic digestion, incineration with energy recovery, gasification and pyrolysis.
Disposal	○ Landfill and incineration without energy recovery.

National Planning Policy Framework (NPPF) 2025

2.3 The NPPF[4] sets out the Government's planning policies for England and how these should be applied, with the following paragraphs relating to materials and waste.

2.4 Paragraph 8 highlights that the purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives:

[4] Government (Ministry Communities and Local Government). (2025). National Planning Policy

economic, social and environmental. The environmental objective requires the planning system to protect and enhance the natural, built and historic environment by "*using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*".

2.5 Specific guidance under this framework (Planning Practice Guidance) provides further information in support of the implementation of waste planning policy.

Planning Practice Guidance (PPG) on Waste

2.6 This PPG[5], which supplements the NPPF, provides specific guidance to support the implementation of waste planning policy. It focuses on promoting sustainable waste management and ensuring that waste is managed in line with the principles of the waste hierarchy. This hierarchy prioritises waste prevention, followed by reuse, recycling, recovery, and disposal as a last resort.

Our Waste, Our Resources: A Strategy for England 2018

2.7 Our Waste, Our Resources: A Strategy for England 2018[6] sets out how the UK Government will preserve material resources by minimising waste, promoting resource efficiency and moving towards a circular economy. The Strategy also outlines the Government's aims to minimise the damage caused to the natural environment by reducing and managing waste safely and carefully, and by tackling waste crime. It combines actions to take now with firm commitments for the coming years and gives a clear longer-term policy direction.

Waste Management Plan for England 2021

2.8 The Waste Management Plan for England[7] provides a detailed analysis of the present state of waste management at the national level and considers how the objectives of the Waste Framework Directive will be supported effectively. It outlines the waste hierarchy, which gives priority to waste prevention, followed by preparing for reuse, recycling, other types of recovery and finally disposal (e.g., landfill).

Legislation

Waste (England and Wales) Regulations 2011

2.9 The Waste (England and Wales) Regulations 2011[8] transposes the Waste Framework Directive into English legislation. It sets out the requirements for the collection, transport, recovery and disposal of waste from a development site, including construction and demolition waste.

[5] GOV.uk 'National Planning Practice Guidance (PPG) on Waste' Available at: https://www.gov.uk/guidance/waste
[6] Government of the United Kingdom. (2018). 'Our waste, our resources: a strategy for England' Available at: https://assets.publishing.service.gov.uk/media/5c18f11740f0b60bbee0d827/resources-waste-strategy-dec-2018.pdf
[7] Department for Environment, Food & Rural Affairs (2021) Waste Management Plan for England 2021. Available at: https://www.gov.uk/government/publications/waste-management-plan-for-england-2021

[8] HM Government (2011) 'Waste (England and Wales) Regulations 2011' Available from: https://www.legislation.gov.uk/uksi/2011/988/contents/made

Environmental Damage (Prevention and Remediation) (England) Regulations 2015

2.10 Under the Environmental Damage (Prevention and Remediation) (England) Regulations 2015[9], businesses are made financially liable for any damage they cause to land, air, water and biodiversity in England. These Regulations places the onus on businesses to reduce potential sources of pollution from waste during the construction and operational phases of development.

25-Year Environment Plan

2.11 The 25 Year Environment Plan[10] sets out the government long term management strategy to improve our environment. The Plan sets out interrelated environment targets relating to clean air, water quality, biodiversity, biosecurity, enhancing the natural environment and heritage and mitigating and adapting to climate change. The effective management of resources is one of the core goals of the Plan and the following targets are set for maximising resource efficiency and minimising waste:

- Using resources more sustainable and efficiently by:
  - Maximising the value and benefits we get from our resources; and
  - Doubling resource productivity by 2050.
- Minimising waste by:
  - Zero avoidable waste by 2050, and no food waste to landfill by 2030;
  - Target of eliminating avoidable plastic waste by end of 2042;
  - Meeting all existing waste targets including those on landfill, reuse and recycling, and developing ambitious new future targets and milestones;
  - Eliminate waste crime and illegal waste sites over the lifetime of this Plan, prioritising those of highest risk, including litter; and
  - Significantly reducing and where possible preventing all kinds of marine plastic pollution, in particular material that came originally from land.

Environment Act 2021

2.12 Part 3 Section 45A of the Environment Act[11], which was enacted in 2021, sets out a number of provisions related to household waste including the following:

- *"recyclable household waste must be collected separately from other household waste";*
- *"recyclable household waste in each recyclable waste stream must be collected separately" unless "it is not technically or economically practicable to collect recyclable household waste in those recyclable waste streams separately, or collecting recyclable household waste in those recyclable waste streams separately has no significant environmental benefit";*

[9] HM Government (2015) 'Environmental Damage (Prevention and Remediation) (England) Regulations' Available from: https://www.legislation.gov.uk/uksi/2015/810/contents
[10] HM Government (2018) '25 Yeat Environment Plan' Available from: https://www.gov.uk/government/publications/25-year-environment-plan
[11] HM Government (2021) 'Environment Act 2021' Available from: https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted

- *glass, metal, plastic, paper and card may not be collected together with food waste and garden waste; and*
- *"recyclable household waste which is food waste must be collected at least once a week".*

2.13 Recyclable relevant waste is defined in the Act as any of the following materials: glass; metal; plastic; paper/card; and food waste.

Resources & Waste Strategy for England

2.14 The national Resources & Waste Strategy for England[12], 'Our Waste, Our Resources: A Strategy' focuses on recycling quality and increasing recycling rates from households and businesses. It includes substantial reforms to municipal waste collection and management services, including requiring a common set of materials to be separately collected from households. It also includes proposals to mandate the separate collection of food waste for all Local Authorities in England.

Waste Duty of Care: Code of Practice

2.15 The Waste Duty of Care: Code of Practice[13] was issued under Section 34 of the Environmental Protection Act 1990 and sets out detail on how to safely and responsibly manage wastes. The Code details the actions to be taken to prevent unauthorised treatment or disposal of waste, ensure adequate storage to prevent uncontrolled escape of waste and to properly transfer wastes to third parties.

Building Regulations Part H6

2.16 Within the Building Regulations 2010 Part H, Drainage and Waste Disposal[14], Part H6 (Solid Waste Storage) sets out that:

- *"Adequate provision shall be made for storage of solid waste.*
- *Adequate means of access shall be provided:*
  - *For people in the building to the place of storage; and*
  - *From the place of storage to a collection point […]"*

Regional and Local Policy

Greater Manchester Combined Authority - Places for Everyone Joint Development Plan

2.17 The Places for Everyone Joint Development Plan[15] was produced by the Greater Manchester Combined Authority and adopted in March 2024.

[12] HM Government (2018) 'Our Waste, Our Resources: A Strategy for England'. Available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf
[13] GOV.uk (2018) Waste Duty of Care: Code of Practice
[14] HM Government (2015) 'Building Regulations 2010 Part H: Drainage and Waste Disposal'. Available at: https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015.pdf
[15] Greater Manchester Combined Authority (March 2024) 'Places for Everyone Joint Development Plan'. Available from: https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/

2.18 The Plan seeks to help tackle the climate crisis and meet the commitment to be carbon neutral by 2038, by setting out expectations for new development, including setting out a pathway for new development to be net zero carbon by 2028.

2.19 Policy JP-S6 'Resource Efficiency' of this Plan states the following:

> "*The achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. The following measures will help achieve this:*
>
> - *Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce;*
> - *Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and*
> - *Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.*"

Manchester City Council Core Strategy Development Plan Document

2.20 MCC's Core Strategy Development Plan Document[16] was adopted in July 2012 and set out the Council's vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.

2.21 Policy EN 19 'Waste' of the Document states the following:

> "*The Council will:*
>
> - *Work with other Districts through the Greater Manchester Joint Waste Development Plan Document (GMJWDPD) to safeguard existing sites for waste management and identify and safeguard new sites in existing areas of employment where appropriate;*
> - *Require all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal);*
> - *Require all developers of new waste management facilities within the District to plan for and, where appropriate, use sustainable modes for waste transport, including use of modes such as rail and the Manchester Ship Canal;*
> - *Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met;*

[16] MCC (2012) 'Core strategy development plan' Available from: https://www.manchester.gov.uk/planning-and-regeneration/core-strategy-development-plan

- *Have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users;*
- *Promote the development of innovation and technological advancement within the sustainable waste management industry, aiming to achieve a closed-loop waste management system;*
- *Require waste management practices to have full regard to the environmental, social and economic impacts of such development and encourage long-term benefits in improving the environment, the regeneration of areas in need of investment and co-location with other employment uses where appropriate; and*
- *Encourage communities to take responsibility for the waste they create through the provision of accessible facilities.*"

2.22 Elements of Policy DM 1 'Development Management' of the Document which is relevant to the Proposed Development are as follows:

"*All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document…:*

- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise; and*
- *Refuse storage and collection*".

Guidance

British Standard 5906:2005 'Waste management in buildings – Code of Practice'

2.23 The British Standard 5906:2005 'Waste management in buildings – Code of practice'[17] document details the requirements for the safe storage, collection, segregation and on-Site treatment for residential and non-residential developments.

2.24 The standard requires designers to ensure safe and easy access to waste facilities which adhere to the aesthetics of the site whilst avoiding social nuisance. Facilities should support the waste hierarchy and be designed in consultation with service users.

2.25 Pertinent information within this guidance has been used to make recommendations on the layout of the waste storage areas where this information is not available in local guidance.

[17] British Standards Institution 'Waste management in buildings – Code of practice'. Available from: https://shop.bsigroup.com/ProductDetail/?pid=000000000030050097

Manchester City Council – Waste Storage and Collection Guidance for New Developments

2.26 MCC has published waste management guidance for new developments (last updated in September 2023)[18]. This document contains minimum standards for planners, architects, developers and property managers to assist in planning and designing systems for the storage and collection of refuse, and for recycling facilities in domestic and commercial properties.

2.27 This guidance has been considered and referred to where appropriate within **Section 3** of this WMS.

[18] MCC (2023) 'GD 04 Waste Storage and Collection Guidance for New Developments Version 7' Available from: https://www.manchester.gov.uk/__data/assets/file/0020/123572/gd04_waste_storage_and_collection_guidance_for_new_developments_v7_sept_2023.pdf

3. WASTE MANAGEMENT STRATEGY

Introduction

3.1 This WMS has been prepared to outline the waste management strategy that will be adopted by the Proposed Development.

3.2 This WMS will identify the types and amounts of waste that are likely to be produced by the future users of the Proposed Development. Measures will be identified that will be incorporated into design of the Proposed Development to ensure maximum recycling, reuse and recovery of waste at the Site, in accordance with national, regional and local policy.

3.3 This WMS is considered to be a live framework document intended to guide the design of the Proposed Development and should be updated during operation to reflect future legislation and recycling markets.

Waste Production from the Proposed Development

Identifying Waste Types

3.4 It is anticipated that the following waste materials will be generated by the residents of the Proposed Development:

- Dry Mixed Recyclables (such as wastepaper, cardboard and plastic packaging, metal cans, plastic bottles, aluminium cans, tins and Tetra Pak cartons);
- Glass Waste (any sort of waste that consists entirely of glass e.g. glass bottles and drinking glasses that have smashed and need to be disposed of);
- General Non-Recyclable Waste; and
- Organic waste (such as food waste).

3.5 In addition to the typical waste materials that will be generated on a daily basis, it is anticipated that a small quantify of the following waste will be generated that will need to be managed separately:

- Batteries;
- Waste electrical and electronic equipment (WEEE);
- Printer cartridges/toners;
- Chemicals (paints, adhesives, resins, detergents, etc.);
- Light bulbs;
- Textiles; and
- Bulky wastes.

3.6 It should be noted that no cooking with oil will take place within the café's kitchen as any food served will be ready made.

3.7 It should also be noted that no grass clipping waste is expected to arise on-Site as the small area of grassland to the north of the Site will be mowed by a motorised grass cutter which removes a small amount of grass at a time. This cut grass will be left in situ and will not be disposed of in any internal or external bins.

3.8 Cushioned pads associated with machines within the gym should be repaired wherever possible rather than replacing machines to reduce the amount of bulky waste.

Estimated Volumes of Waste

3.9 The following data has been set out within **Table 3.1**:

- the proposed use types within the building;
- the proposed space associated with use type;
- the indicative calculations used to derive the waste arisings for each proposed use type; and
- the expected waste arisings in litres per week (l/w).

3.10 Indicative calculations for the office/reception/staff room space and café are based on MCC guidance, which provides specific guidance on these development use types.

3.11 There is no specific guidance in either MCC guidance or BS 5906:2005 for estimating waste arising for either changing room or gym space. Therefore, calculations have been undertaken based on the assumptions of the expected usage of these facilities, which was discussed with the Project Team in a Waste Strategy Workshop on Wednesday 17th June 2026. It should be noted that calculations of waste arisings have been undertaken for the changing room space and gym space based on the closest use type in BS 5906:2005 (i.e. Entertainment complex/leisure centre) as a comparative analysis. This resulted in weekly arisings of approximately double the amount that is set out within **Table 3.1** for both changing room space and gym space, which, in the professional opinion of the author, grossly overestimates the amount of waste that these spaces would produce.

3.12 Waste arisings for changing room space and gym space depend on factors such as whether there is a café also present within the building. It should be noted that the assumptions made on the number of litres per visit for the changing room/gym spaces has accounted for the fact that a separate calculation for waste arisings has been made for the café within **Table 3.1**. The assumptions used are considered to be a conservative estimate to ensure calculations are not underestimated.

3.13 For the changing room space, it is assumed that there will be approximately 30 visits per player changing room per day, 2 visits per accessible changing room per day and 6 visits per official's changing room per day (1,372 visits per week) with waste arisings of 0.8 litres per visit.

3.14 For the gym space, it is assumed that there will be approximately 150 visits per day (1,050 visits per week) with waste arisings of 1 litre per visit.

Table 3.1: Estimated Volumes of Operational Waste

Development Type	Space Provision	Indicative Calculation	Waste Arisings (l/w)
Office/Reception/Staff Room Space	70.2 m^2 gross internal area (GIA)	2,600 litres per 1,000 m^2 gross floor space	182.52
Café	24 No. café tables	1,500 litres per 20 dining spaces	1,800.00
Changing Room Space	215.3 m^2 GIA	0.8 litres per visit with 1,372 visits per week assumed	1,097.60
Gym Space	219.3 m^2 GIA	1 litre per visit with 1,050 visits per week assumed	1,050.00
Total Waste Arisings			**4,130.12**

3.15 As can be seen in **Table 3.1**, the total estimated amount of weekly waste for the Proposed Development will be **4,130.12 l/w** across all development use types.

Recycling Rates

3.16 There is no specific recycling rate target for waste generated by commercial properties during operation in either Manchester or the UK as a whole. However, MCC's waste guidance recommends that 50% of the storage capacity is retained for recycling purposes. Therefore, the Proposed Development should aim for a minimum recycling rate target of 50%.

3.17 Should this target be met by the Proposed Development, an approximate maximum of **2,065.06 l/w** of residual waste would be produced.

3.18 It should be noted that widespread initiatives to reduce waste and improve materials reuse and recycling are likely to reduce long-term production of waste from the Proposed Development. Therefore, it is likely that the current waste production and storage requirements will represent a reasonable worst-case scenario and should therefore form the basis for long-term waste management provisions.

Storage of Waste

Internal Segregation and Storage of Waste

3.19 The correct storage of materials can lead to the prevention of waste. For example, if certain materials are stored in a damp area, it could render re-useable materials unusable thus, causing waste.

3.20 In accordance with waste management best practice, internal storage areas should be designed into each proposed use type in order to encourage future users to recycle waste. **Figure 3.1** shows an example of such a unit that can be installed. Using such units would lead to the separation of dry mixed recycling and pulpable recycling at source, thus maximising the amount of recycling of each. It also means food waste would be stored separately to non-recyclable and recyclable waste.



Figure 3.1: Internal Waste Storage Unit

3.21 It is important to place these units strategically in centralised areas, such as within main hallways of the changing room space, to maximise usage, thus maximising recycling rates.

3.22 It is expected that small amounts of food waste would be generated from the café as it will serve ready made snacks rather than meals. Any food waste from the café will be managed through the provision of 2 No. 23 litre waste caddies. These caddies will be carried to the external waste storage for collection when full.

External Storage of Waste

3.23 The existing pavilion is currently served by 2 No. 1,100 litre non-recyclable bins and 1 No. 1,100 litre recyclable bin. These bins are located immediately to the south-east of the pavilion, as shown in **Figure 3.2**.

3.24 These bins are stored within a gated fence which surrounds the Site. This gate is locked at times when the pavilion is not in use, providing security against the potential risk of damage or fire.



Figure 3.2: External Bins Servicing the Existing Pavilion

3.25 The number of external bins required depends on the size of bins. Either 660 l or 1,100 l bins could be used to service the Proposed Development. **Table 3.2** sets out the recommended type and number of external bins based on the following information:

- the estimation of waste arisings set out in **Table 3.1**;
- the weekly collection of waste; and
- the need to provide a minimum of 50% of the total capacity for recycling as set out in MCC guidance[18].

Table 3.2: Bin Types and Bin Numbers Required

Waste Type	No. of Bins Required
Residual Waste - Any non-recyclable waste except bulky items, paint, oils, soil, rubble, bricks, plaster-boards, chipboard, wood, batteries, solar lights or vapes.	Either 2 No. 1,100 l bins; **or** 4 No. 660 l bins.
Dry Mixed Recycling - Glass, cans and any recyclable plastics.	Either 1 No. 1,100 l bin; **or** 2 No. 660 l bins.
Pulpable Recycling – Paper and cardboard	Either 1 No. 1,100 l bin; or 2 No. 660 l bins.

3.26 As can be seen in **Table 3.2**, the Proposed Development will require either:

- 2 No. 1,100 l bins for residual (non-recyclable) waste and 2 No. 1,100 l bins for recyclable waste; **or**
- 4 No. 660 l bins for residual (non-recyclable) waste and 4 No. 660 l bins for recyclable waste.

3.27 The waste storage area is located at vehicle access level and is situated on the opposite side of the main entrance to the pavilion, but is easily accessible via doors to the south and east of the pavilion.

3.28 It is proposed to retain the existing external storage arrangements as part of this WMS for the Proposed Development.

Collection of Waste

3.29 MCC's waste collection guidance[18] sets out the following design considerations for waste collection:

- Sufficient room should be allowed to manoeuvre and load a vehicle of the following dimensions:
  - Length – 11.5m (when loading – 13.1m);
  - Width – 3m (when loading – 4.1m);
  - Height – 4m, 6m including top loader arms;
  - Turning circle, between kerbs – 17.88m;
  - Turning circle, between walls – 19.39m;
- For safety purposes, collection vehicles should not reverse into the development, reversing should be kept to an absolute minimum (ideally zero), and vehicles should always exit the development in a forward gear;
- Bins should not need to be wheeled further than 10m from the storage area to the collection point;
- The path/ground between the storage area the collection point must:
  - be free from kerbs / steps / excessively steep gradients;

- have solid foundations;
- be suitably paved with a smooth continuous finish;
- have dropped kerbs installed where the path meets the roadway; and
- have parking restrictions, clearways and / or signage to deter obstructive parking.

3.30 A Waste Strategy Workshop took place on 17th June 2026 to discuss the existing arrangements for waste collection at the pavilion, in which the following was confirmed:

- The waste collection vehicle currently enter the Site from Willenhall Road to the south-east of the Site. This process takes place at a time when very few people are utilising the pavilion. The vehicle undertakes a minor reverse manoeuvre to enter the Site, whereby the back of the vehicle is less than 5m from where the waste bins are currently collected. **Figure 3.3** Illustrates the forward gear movement in red and the reverse manoeuvre in yellow; and
- As shown in **Figure 3.4**, the area where the existing bins are located comprises smooth hardstanding, which allows for easy movement of the wheeled bins.



Figure 3.3: Waste Collection Vehicle Movements

3.31 It is proposed to retain the existing waste collection arrangements as part of this WMS for the Proposed Development.

3.32 It is unknown at the time of writing who will undertake the collection of operational waste for the Proposed Development. For the purposes of this WMS, it is assumed that waste would be collected by a private contractor and would be collected on a weekly basis.

3.33 A Waste Management Strategy Pro Forma, which includes some of the key details of this WMS, has been included as **Appendix 2**.



Figure 3.4: Hardstanding at the Waste Collection Point

Monitoring

3.34 This WMS has been created to set the framework for ensuring that the Proposed Development is designed to maximise the recycling, reuse and recovery of waste at the Site. A version of this WMS will be provided to the future occupiers of the building to ensure that they are aware of the waste management strategy for the Proposed Development.

3.35 This WMS is a live document and should be adapted throughout the operational phase to ensure the management of waste reflects the amounts of each waste stream generated and is done in accordance with changing future legislation.

3.36 There is no specific requirement with MCC guidance or BS5906:2005 to undertake waste audits during the operational phase of commercial development. However, informal monitoring should be undertaken periodically to ensure there is sufficient bin storage for the waste streams generated. For example, if more recyclable waste is generated than can be accommodated by the number of recyclable bins proposed within this WMS, additional recyclable waste storage should be provided.

Complaints and Grievance Mechanism

3.37 Any complaints that future occupants of the Proposed Development may have in relation to the collection of their waste, such as a mess created during collection or a missed collection, should be made directly to the private contractor providing the waste collection services.

4. CONCLUSIONS AND RECOMMENDATIONS

4.1 This WMS is a framework document intended to guide how waste should be managed during the operational phase of the Proposed Development to accord with the waste hierarchy in order to minimise waste production and maximise the re-use and recycling of materials. It is a live document and should be adapted throughout the operational phase to ensure the management of waste reflects the amounts of each waste stream generated and is done in accordance with changing future legislation.

4.2 Indicative calculations of waste arisings have been estimated for each of the development use types proposed. It has been estimated that approximately 4,130.12 l/w of commercial waste will be produced by the future occupiers of the Proposed Development during operation. Should the minimum recycling rate target of 50% of waste be met, an approximate minimum of 2,065.06 l/w would end up being recycled. This would leave an approximate maximum of 2,065.06 l/w of residual waste.

4.3 It is proposed to retain the current external waste storage arrangements for the existing pavilion. To effectively store the anticipated amount of waste prior to collection, the Proposed Development will require either: 2 No. 1,100 l bins for residual (non-recyclable) waste and 2 No. 1,100 l bins for recyclable waste; or 4 No. 660 l bins for residual (non-recyclable) waste and 4 No. 660 l bins for recyclable waste. Any food waste from the café will be managed through the provision of 2 No. 23 litre waste caddies.

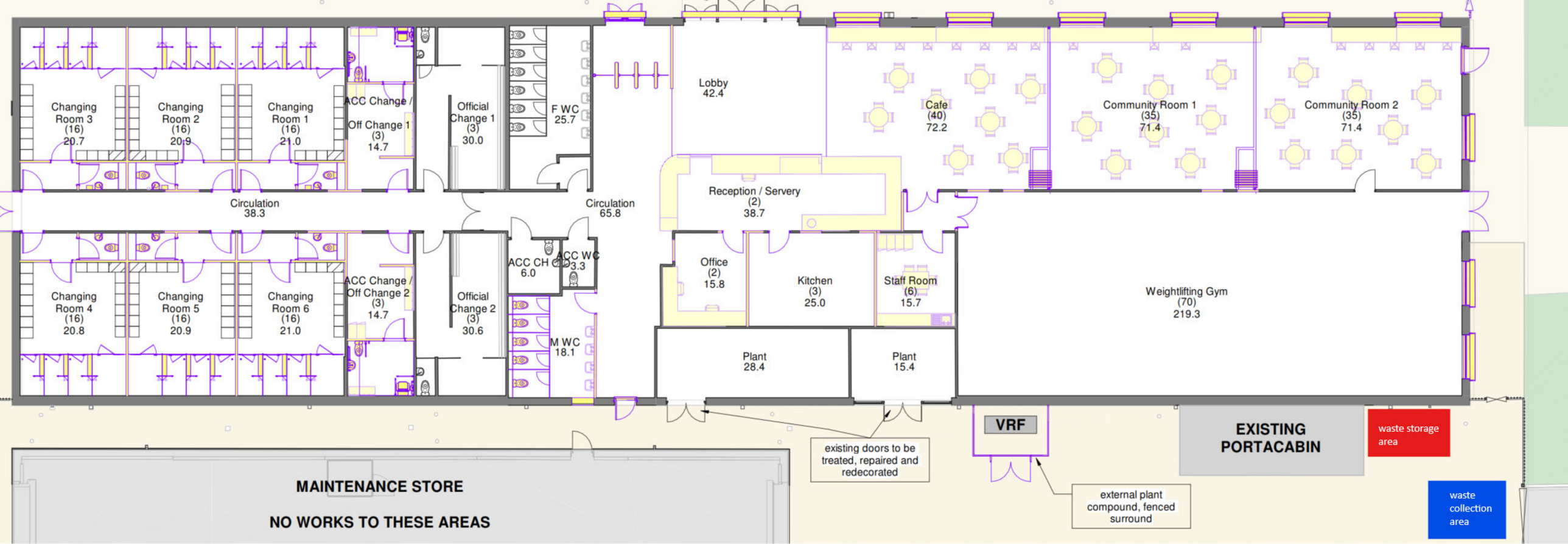
4.4 It is proposed to retain the existing arrangements for waste collection. The distance between the waste collection area and the waste collection point would be less than 10m and the space between this area comprises smooth hardstanding which is suitable to wheel the bins over.

4.5 This WMS is a live document and should be adapted throughout the operational phase to ensure the management of waste reflects the amounts of each waste stream generated and is done in accordance with changing future legislation.

4.6 There is no specific requirement with MCC guidance or BS5906:2005 to undertake waste audits during the operational phase of commercial development. However, informal monitoring should be undertaken periodically to ensure there is sufficient bin storage for the waste streams generated.

APPENDICES

APPENDIX 1: Proposed General Arrangement Plan


Changing Room 3 (16) 20.7
Changing Room 2 (16) 20.9
Changing Room 1 (16) 21.0
ACC Change / Off Change 1 (3) 14.7
Official Change 1 (3) 30.0
F WC 25.7
Lobby 42.4
Cafe (40) 72.2
Community Room 1 (35) 71.4
Community Room 2 (35) 71.4
Circulation 38.3
Circulation 65.8
Reception / Servery (2) 38.7
Changing Room 4 (16) 20.8
Changing Room 5 (16) 20.9
Changing Room 6 (16) 21.0
ACC Change / Off Change 2 (3) 14.7
Official Change 2 (3) 30.6
ACC CH 6.0
ACC WC 3.3
M WC 18.1
Office (2) 15.8
Kitchen (3) 25.0
Staff Room (6) 15.7
Weightlifting Gym (70) 219.3
Plant 28.4
Plant 15.4
MAINTENANCE STORE
NO WORKS TO THESE AREAS
existing doors to be treated, repaired and redecorated
VRF
external plant compound, fenced surround
EXISTING PORTACABIN
waste storage area
waste collection area

APPENDIX 2: Waste Management Strategy – Pro Forma

MANCHESTER CITY COUNCIL

Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number:
Date Submitted:
Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	No
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	

Low Rise Domestic

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	140 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	N/A
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	

High Rise Apartment Developments

0.43m2 has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection. (different for purpose-built student accommodation – see guidance)	N/A
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	N/A

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste - Either 2 No. 1,100 ltr bins or 4 No. 660 ltr bins.

Dry recycling (include material type details) - Either 1 No. 1,100 ltr bins or 2 No. 660 ltr bins for pulpable waste and either 2 No. 1,100 ltr bins or 4 No. 660 ltr bins for mixed recycling.

Food Waste – 2 No. 23 ltr caddies

Industrial Waste – N/A

Has / will a contract be obtained with a licenced waste carrier?	Yes

Mixed Use Developments

Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	N/A

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Internal waste storage units will be provided throughout the building to ensure different waste streams are stored separately. An example of the type of storage unit si shown in Figure 3.1 of the Waste Management Strategy (266595-BWB-ZZ-XX-T-EC-0001_WMS).

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

External bins will be stored outside the south-east of the pavilion, as per existing arrangements. This area is shown in red in Appendix 1. This area is easily accessible for staff within the building.

Ensure all bins in the store are accessible	☒
Ensure recycling facilities are as easy to access as general refuse	☒

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation –
As the bins will be located outside, they will receive constant ventilation.

Hygiene -
The management company for the pavilion will be responsible for keeping the hardstanding area where bins will be located cleaned, washing the bins on a regular basis and arranging for replacement bins when necessary.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

The management company for the pavilion will be responsible for placing the bins at the collection point and returning them to the store / property promptly.

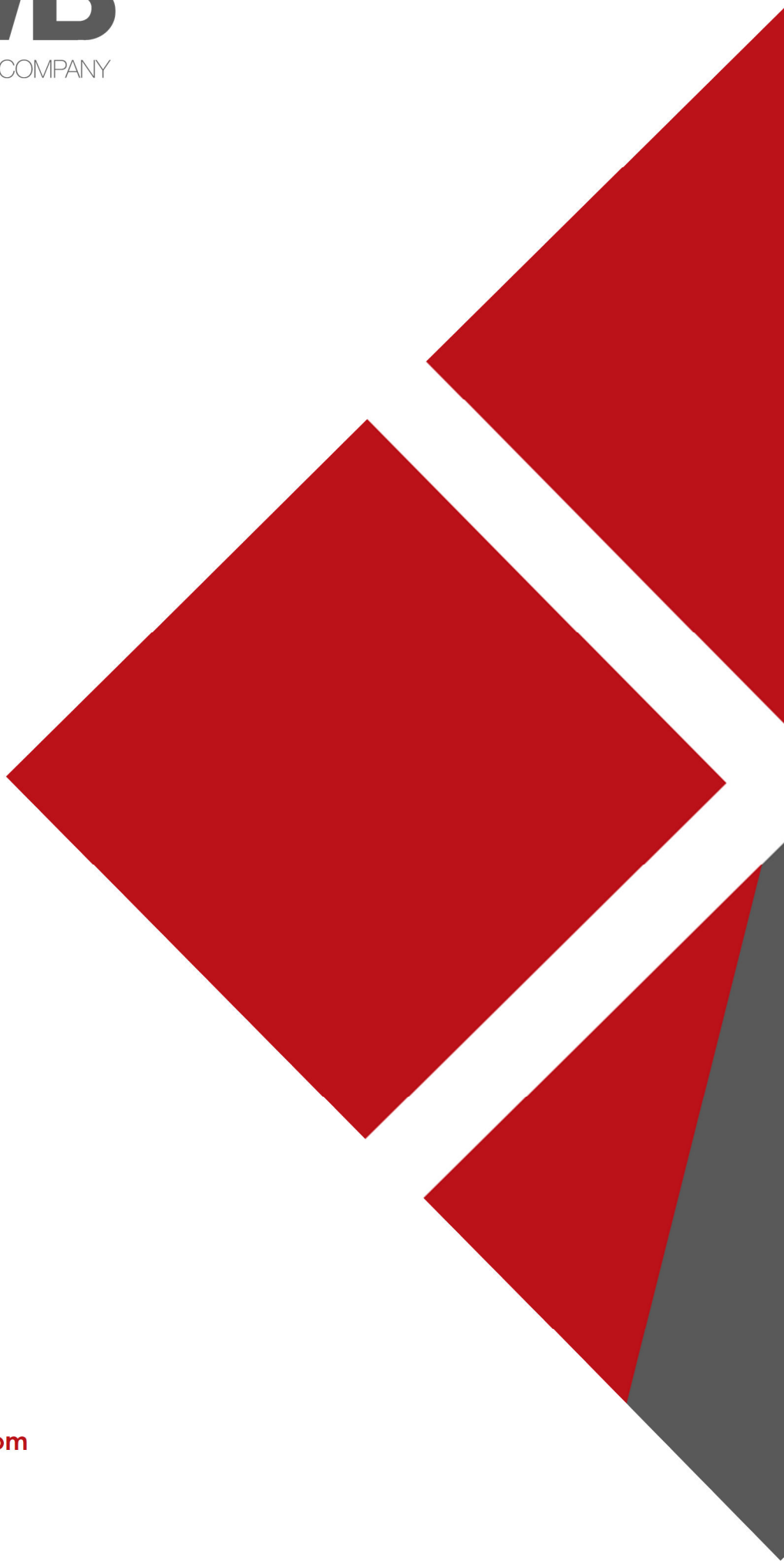
Please ensure that you have attached:

Detailed plans of bin stores	✱
Location plans showing stores	✱
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)	✱

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023

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