# Waste Management Strategy

## The Octagon House, Manchester

### Plymouth Grove Residential LLP

Prepared by:

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# Basis of Report

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# Table of Contents

**1.0 Introduction ..... 1**
**2.0 Waste Policy Context ..... 3**
**3.0 Site Location and Access Arrangements ..... 7**
**4.0 Development Proposals ..... 8**
**5.0 Waste Forecasts ..... 12**
**6.0 Refuse Storage ..... 15**
**7.0 Waste Collection ..... 19**
**8.0 Conclusion ..... 21**

# Appendices

**Appendix A Proposed Site Plans**
**Appendix B Full Waste Calculations**
**Appendix C Vehicle Tracking Drawings**

# 1.0 Introduction

## Background

1.1 SLR has been appointed by Plymouth Grove Residential LLP to provide traffic, transportation and waste advice as part of a full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 255 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sqm of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sqm of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.

1.2 This site is located to the south-east of Manchester City Centre, within the Victoria Park area. The site is located at the southwest corner of the junction between Hathersage Road and Carmoor Road, currently accessed from both roads. The context is varied between contemporary mid-rise PBSA developments, 2 to 3-storey residential properties and the Grade II* listed Victoria Baths.

1.3 To the east boundary is an existing student accommodation development which has planning approval, called Victoria Point (MCC Planning reference: 139987/FO/2024) for extension and redevelopment, increasing the density to include a 12-storey element.

1.4 The site is currently occupied by Octagon House which on the ground floor hosts a Dialysis Centre / MFT Renal unital / clinic specialising in the provision of services relating to caring for adults, including treatment of disease, disorder or injury. The unit is capable of treating up to 40 dialysis patients each day and has a separate 15-station area for training patients on home dialysis or to be self-caring in a more independent environment. The facility is co-managed by Fresenius Medical Care, the country's largest specialist dialysis service provider. The remaining floors of Octagon House are currently vacant, with their prior use as office / commercial premises.

1.5 It is also proposed to significantly reduce the number of surface car parking bays on site.

## Purpose of this Report

1.6 This Waste Management Strategy Report considers the potential impacts that may arise from waste generated during the operational phase of the proposed development and sets out the strategy for legislative compliance and good practice in the separation, storage, management and collection of waste arising. This report will also provide waste forecasts for each element of the development and sets out the strategy for waste generation and collection.

1.7 In developing this Waste Strategy, reference has been made to the Waste Management Guidance provide by the Government and Manchester City Council (MCC) guidance on waste storage and collection for New Developments (September 2023).

## Structure of the Report

1.8 The remainder of the report is structured as follows:

- **Section 2** provides the waste policy context;
- **Section 3** provides an overview of the site location and the access approaches;
- **Section 4** details the development proposals;
- **Section 5** details the waste forecasts for the site and the proposed waste storage requirements;
- **Section 6** details the proposed on-site bin store locations across all blocks;
- **Section 7** details the waste collection regime for the site; and
- **Section 8** provides the overall report conclusion.

# 2.0 Waste Policy Context

## UK Government Legislation and Policy

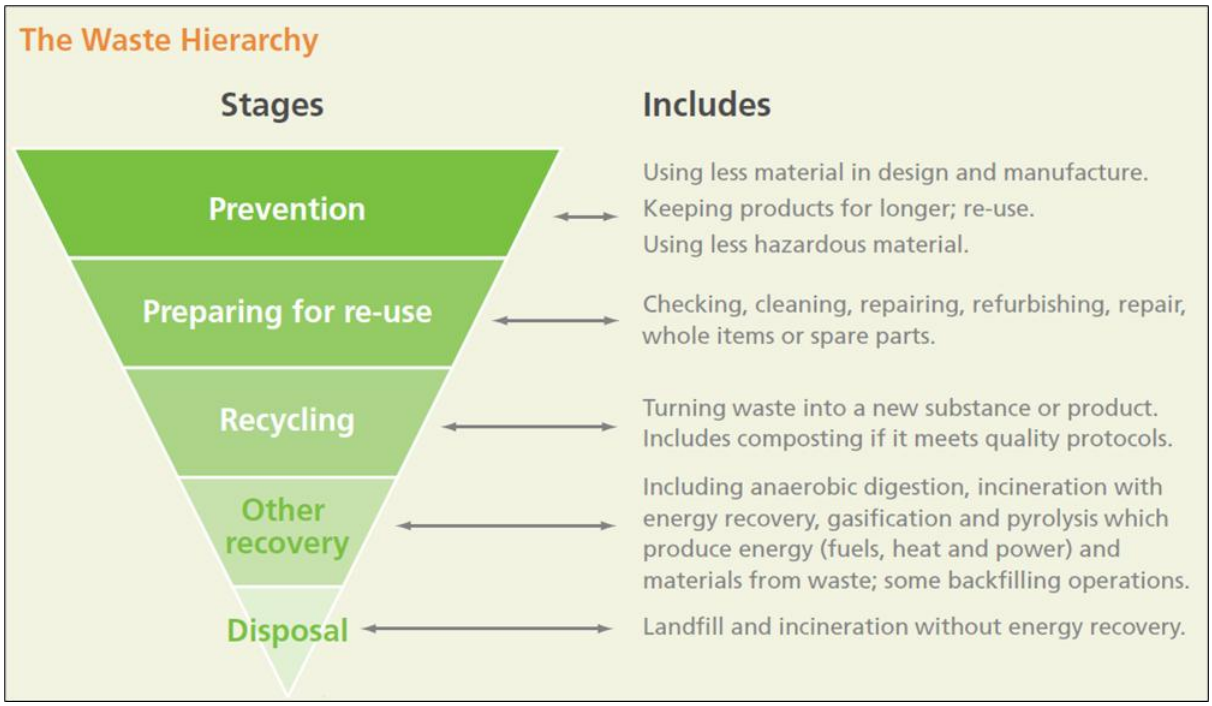
2.1 UK Government guidance as set out on the .gov.uk website recommends that residents and business owners identify and classify all waste before it is sent for recycling or disposal. This makes sure that waste is dealt with properly. Similarly, UK Government legislation differs according to which waste stream is being considered. The main waste streams can be defined as:

- Hazardous waste;
- Household waste;
- Business and commercial waste;
- Construction and demolition waste;
- Packaging waste and recyclables;
- Electronic and electrical equipment;
- Vehicle and oily wastes; and
- Healthcare and related wastes.

2.2 The over-arching UK Government policy for waste is positioned in line with the Government's 25 Year Environment Plan. This is the blueprint for eliminating avoidable plastic waste over the lifetime of the 25 Year Plan, doubling resource productivity, and eliminating avoidable waste of all kinds by 2050. As set out in the Defra 'Waste Management Plan for England' objectives for waste have been revised following Covid with various updates to waste management policy and guidance through post adoption statements and the drafting of a Resources and Waste Strategy.

2.3 The over-arching objectives for minimising waste generation and its transfer to landfill is most simply described according to the 'Waste Hierarchy'. The waste hierarchy shown in **Figure A** are the interventions needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company for the building can help meet the government's aspirations.

**Figure A: Waste Hierarchy**




## Other National Guidance

2.4 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states that:

- Adequate means of storing solid waste shall be provided; and
- Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.

## Local Guidance – Manchester City Council (MCC)

2.5 MCC have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled.

2.6 To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.

2.7 In accordance with Section 34 of the Environmental Protection Act 1990, the manager of the development has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.

2.8 The Waste (England and Wales) (amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate wastepaper, metal, plastic and glass in different waste streams.

2.9 Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described in **Figure A**.

2.10 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.

2.11 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by the management company can help meet MCC's and the government's aspirations.

2.12 The waste collection would be overseen by the management company for the development and they would appoint a licenced waste carrier to remove the waste. The management company would have responsibility to ensure the internal and external areas are kept clean and to move the bins in coordination with the occupiers. Refuse store areas would also be subject to appropriate ventilation.

2.13 The local waste storage requirements are set out in the MCC Waste Storage and Collection Guidance for New Developments (2023), along with details on the various waste streams. This guidance is set out below.

## Waste Streams

2.14 The four waste streams for the proposed development will be as follows:

- Pulpable Recycling (paper / cardboard);
- Plastic / Metal / Glass recyclables;
- General Refuse; and
- Food / Organic Waste.

## Waste Calculations – MCC Guidance

2.15 The waste storage requirements have been calculated using the MCC Waste Storage and Collection Guidance for New Developments (2023), which recommends 104 litres per bedspace (55 litres per room for general waste, 22 litres for pulpable recycling, 22 litres for comingled recycling and 5 litres food waste per bedspace). This is based on a collection once every two weeks.

2.16 In addition to the above, MCC recommends that 0.23sqm of space needs to be provided in the bin store per bedspace, to ensure that there is adequate space for both storage and manoeuvring. Again, this is based on a collection once every two weeks.

2.17 In accordance with MCC guidance, *'waste in commercial developments is less easily categorised than household waste. One businesses' waste will be different to the next and may be collected by a different collection contractor. Therefore, in commercial, industrial, and*

*retail developments the bin provision and storage requirements will need to reflect the collection frequency and specific requirements of the selected contractors'*.

2.18 The forecast of waste generation and the allocation of this waste volume per waste stream for the proposed development can be found in **Chapter 5** of this report.

## Summary

2.19 The following chapters of this Waste Strategy will demonstrate that the development proposals follow relevant national and local planning policy guidelines.

# 3.0 Site Location and Access Arrangements

## Site Location and Existing Use

3.1 This site is located to the south east of Manchester City Centre, within the Victoria Park area as discussed. The Octagon House building has a total of 7,906sqm of floorspace, with the first floor (1,379sqm) housing the Central Manchester Dialysis Unit (Fresenius Medical Care-NHS) and the remaining three floors (6,527sqm) being vacant, having previously used as offices.

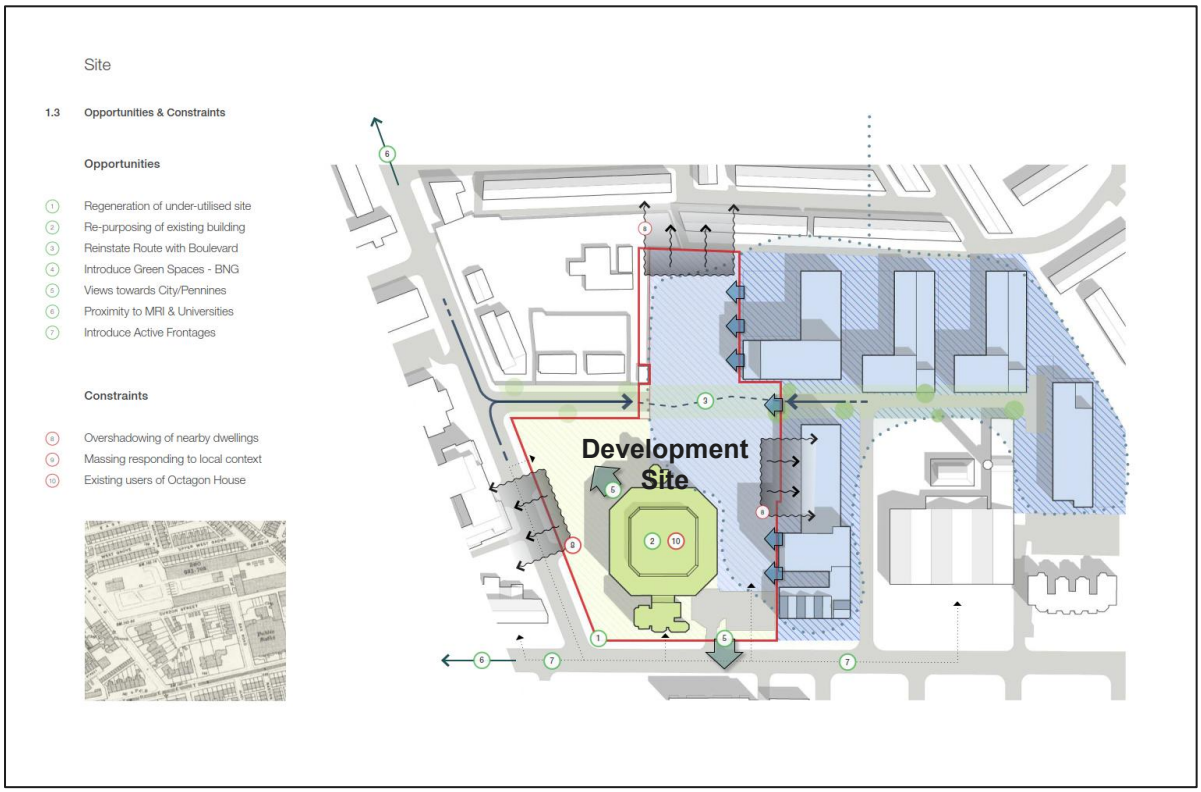
3.2 The Central Manchester Dialysis Unit has its own parking area, with 19 spaces and accessed via Hathersage Road.

3.3 The rest of the site is currently used as surface parking (and operated as a car park), spanning across two plots of land/ownership (the development site and an adjacent site owned by United Utilities), although all spaces are accessed via the development site entrance off Carmoor Road. There are a total of 230 on the development site (including 15 spaces for Central Manchester Dialysis Unit overspill if needed) and an additional 82 on the United Utilities site (but accessed through the development site).

3.4 The site is bound by the aforementioned United Utilities site to the north, the Victoria Point student accommodation facility to the east, Hathersage Road to the south (with residential properties and the Tatton House student accommodation facility beyond) and by Carmoor Road to the west (with commercial units on the opposite side of the road).

3.5 **Figure B** below shows an aerial image of the site and the surrounding highway and transport network, with the full site location and proposed site plans found in **Appendix A.** The built development proposals are discussed in detail in **Chapter 4.**

**Figure B: Site Location**




## Proposed Access Arrangements

3.6 As previously discussed, the two existing access points to site will be retained. The access on Hathersage Road leading to the Central Manchester Dialysis Unit will remain unaltered, while the access on Carmoor Road will significantly change, as the current gates and security booth will be removed.

3.7 A third access to serve the new parking area to the south west of Block D, off Carmoor Road, will be established. It will be located 50m to the north of the junction with Hathersage Road. Pedestrians will also be able to use this point to access the landscaped area between Blocks B and D.

3.8 There is a secondary vehicular access off Carmoor Road, circa 25m to the existing one, which is currently not in use and will be closed off.

3.9 There is also a secondary (staired) pedestrian access point off Hathersage Road leading to the southwestern corner of Block D. There is a ramp adjacent to it, which will be accessible from the public highway once the site fence is removed.

3.10 The site internal road off Carmoor Road will have a central carriageway for vehicles, with footways on both sides, separated from the carriageway by landscaping. Four crossings for pedestrians, with bollards on both ends, will be available on site. Two landscaped central islands will separate the two lanes of traffic between Blocks A and C.

3.11 The main pedestrian access points to Blocks A, B and C will be off the site internal road off Carmoor Road. The landscaped area between Blocks C and D could also be accessed via the Central Manchester Dialysis Unit car park. They will all be step-free.

3.12 A new pedestrian route will link the Dialysis Centre existing car park with the site internal road off Carmoor Road, running along the eastern side of Block C.

3.13 The ancillary commercial unit on the ground floor of Block D could be accessed directly from Hathersage Road (via the ancillary staired and ramped access or through the Block D access).

# 4.0 Development Proposals

## Proposed Development Summary

4.1 To summarise, the development proposals will include the following:

- The redevelopment of the existing building (now called Block D), where the Central Manchester Dialysis Unit will reach 2,568sqm across the ground and the first floor, an ancillary commercial or community use unit will be provided with 394sqm. Key workers' units will be housed on the second, third and fourth floors;
- Three new residential blocks where the existing car parking area to the north of the Octagon House building (Blocks A, B and C); and
- Overall for the entire site, 455 student accommodation bedrooms (including 205 studios and 250 in cluster rooms gathered in 35 apartments), 211 units for key workers (of which, 141 studios, 70 one- and two-bedroom units) will be provided, and 16 general residential units; and
- No floorspace to office uses will be allocated on site.

4.2 **Table A** below includes a summary of the works proposed for each block within site as well as the current and future units to be available on each block.

| Land Use | Existing Units /Floorspace | Proposed Units /Floorspace | Difference |
|---|---|---|---|
| Residential (for Students) | 0 bedspaces | 455 bedspaces | +455 bedspaces |
| Residential (for Key Workers) | 0 bedspaces | 211 bedspaces | +211 bedspaces |
| Residential (General) | 0 bedspaces | 16 bedspaces | +16 bedspaces |
| Medical | 1,379sqm | 2,568sqm | +1,189sqm |
| Offices | 3,432sqm | 0 | -3,432sqm |
| Commercial / Community Unit | 0sqm | 394sqm | +394sqm |

4.3 Table B shows the number of each type of flats on site.

**Table A: Proposed Works, Current and Future Number of Units per Block**

| Land Use | Existing Units /Floorspace | Proposed Units /Floorspace | Difference |
|---|---|---|---|
| Residential (for Students) | 0 bedspaces | 455 bedspaces | +455 bedspaces |
| Residential (for Key Workers) | 0 bedspaces | 211 bedspaces | +211 bedspaces |
| Residential (General) | 0 bedspaces | 16 bedspaces | +16 bedspaces |
| Medical | 1,379sqm | 2,568sqm | +1,189sqm |

| | | | |
|---|---|---|---|
| Offices | 3,432sqm | 0 | -3,432sqm |
| Commercial / Community Unit | 0sqm | 394sqm | +394sqm |

**Table B: Total Number of Flats per Type**

| Flat Type | Units / Beds |
|---|---|
| Studio | 432 |
| Cluster | 250 |
| **Total** | **682** |

4.4 High quality, shared amenity spaces for the use of residents will be provided throughout the development. These will include a reception, lounge areas, study-space, co-working spaces and post lockers. These amenity spaces will be provided at ground floor level.

4.5 An ancillary commercial unit with 394sqm of floorspace and a flexible use will also be available at ground floor level to the south of Block D-Octagon House.

4.6 Existing formal car parking spaces on site will be removed to release their footprint for the proposed new buildings with some parking retained for staff / patient parking associated with the healthcare facilities in Octagon House.

4.7 The proposed site masterplan layout is attached as **Appendix A** at the rear of this report.

# 5.0 Waste Forecasts

## Introduction

5.1 Waste forecasts are discussed in this Chapter before the site's refuse storage provision is detailed and subsequent waste transfer strategy is explained for Octagon House refurbishment and all new blocks.

## Waste Volumes Proportions – Residential Apartments for Key Workers

5.2 The waste storage requirements have been calculated using the MCC Waste Storage and Collection Guidance for New Developments (2023), which for high rise domestic developments, recommends 230 litres per apartment (110 litres per room for general waste, 55 litres for pulpable recycling, 55 litres for comingled recycling and 10 litres food waste per apartment). This is based on a collection once every two weeks.

5.3 It is expected that waste will be collected on a weekly basis.

5.4 The expected weekly waste generation calculations are set out below.

**Table C: MCC Waste Forecasting Rates: Student Accommodation**

| Weekly Waste Generation – Student Accommodation |
|---|
| **115 litres per Apartment** |

5.5 Following this calculation, MCC specify that the above should be divided between a number of different waste streams as set out below.

**Table D: MCC Waste Forecasting Rates by Waste Stream: Student Accommodation**

| Weekly Waste Generation – Student Accommodation | |
|---|---|
| General Waste | **55 litres** |
| Pulpable Recycling | **27.5 litres** |
| Comingled Recycling | **27.5 litres** |
| Food Waste | **5 litres** |
| TOTAL | **115 litres** |

## Forecast Bin Capacity – Residential Apartments for Key Workers / General Residential Units

5.6 Applying the standard presented above, the bin storage requirements for the general residential units and the apartments for key workers are provided in **Table E**.

**Table E: Bin Storage Requirements for Residential Apartments for Key Workers (Weekly Collection**

| Block | Units | Total Weekly Waste Generated (L) | Bins Required for a Weekly Collection of Waste | | | | |
|---|---|---|---|---|---|---|---|
| | | | General Refuse (L) | Pulpable Recycling (L) | Comingled Recycling (L) | Organic / Food (L) | Total no. Bins |
| Octagon House - Key Workers | 86 | 9890 | 5 x 1100 | 3 x 1100L | 3 x 1100L | 2 x 240L | 11 x 1100L + 2 x 240L |
| Block B - Key Workers | 141 | 16215 | 7 x 1100L | 4 x 1100L | 4 x 1100L | 3 x 240L | 15 x 1100L + 3 x 240L |

5.7 The full raw calculations can be found as **Appendix B**, attached to the rear of this report.

## Waste Volumes Proportions – Student Accommodation Blocks

5.8 The waste storage requirements have been calculated using the MCC Waste Storage and Collection Guidance for New Developments (2023), which for student accommodation recommends 104 litres per bedspace (55 litres per room for general waste, 22 litres for pulpable recycling, 22 litres for comingled recycling and 5 litres food waste per bedspace). This is based on a collection once every two weeks.

5.9 It is expected that waste will be collected on a weekly basis.

5.10 The expected weekly waste generation calculations are set out below.

**Table F: MCC Waste Forecasting Rates: Student Accommodation**

| Weekly Waste Generation – Student Accommodation |
|---|
| **52 litres per bedspace / unit** |

5.11 Following this calculation, MCC specify that the above should be divided between a number of different waste streams as set out below.

**Table G: MCC Waste Forecasting Rates by Waste Stream: Student Accommodation**

| Weekly Waste Generation – Student Accommodation | |
|---|---|
| General Waste | **27.5 litres** |
| Pulpable Recycling | **11 litres** |
| Comingled Recycling | **11 litres** |
| Food Waste | **2.5 litres** |
| TOTAL | **52 litres** |

## Forecast Bin Capacity – Student Accommodation Blocks

5.12 Applying the figures presented above, **Table H** presents the bin storage requirements for the site for each student accommodation block and element of the proposals.

**Table H: Bin Storage Requirements for Student Accommodation Blocks (Weekly Collection)**

| Block | Units | Total Weekly Waste Generated (L) | Bins Required for a Weekly Collection of Waste | | | | |
|---|---|---|---|---|---|---|---|
| | | | General Refuse (L) | Pulpable Recycling (L) | Comingled Recycling (L) | Organic / Food (L) | Total no. Bins |
| Block A - Student Accomodation | 146 | 7592 | 4 x 1100L | 2 x 1100L | 2 x 1100L | 2 x 240L | 8 x 1100L + 2 x 240L |
| Block C - Student Accomodation | 309 | 16068 | 8 x 1100L | 4 x 1100L | 4 x 1100L | 4 x 240L | 16 x 1100L + 4 x 240L |

5.13 The full raw calculations can be found as **Appendix B**, attached to the rear of this report.

## Forecast Bin Capacity – 394sqm Commercial Unit

5.14 As discussed, an ancillary commercial unit with 394sqm of floorspace and a flexible use will also be available at ground floor level to the south of Block D / Octagon House.

5.15 In accordance with MCC guidance, *'waste in commercial developments is less easily categorised than household waste. One businesses' waste will be different to the next and may be collected by a different collection contractor. Therefore, in commercial, industrial, and retail developments the bin provision and storage requirements will need to reflect the collection frequency and specific requirements of the selected contractors'*.

5.16 To calculate the waste proportions for the small commercial unit within Octagon House, national guidance BS5906:2005 has been applied. A rate of 10 litres per sqm, per week has been applied, with 50% of this figure allocated for recycling and 50% allocated for general refuse.

5.17 Based on the above, the small commercial unit should be provided with a minimum of 695 litres for recycling and 695 litres for general refuse.

## Forecast Bin Capacity – NHS Facility (Octagon House/ Block D)

5.18 As discussed, the existing Central Manchester Dialysis Unit (Fresenius Medical Care–NHS) will remain on the ground floor of Octagon House but as part of the development proposals be expanded across the first floor. As per exiting arrangement, the Fresenius bin store is currently located externally to the north of Octagon House.

5.19 Due to this being a specific medical use, the number of bins will be determined by the NHS management team, along with the collection regime.

5.20 Clinical waste generated by the Central Manchester Dialysis Unit will continue to be stored as per the existing arrangements. All clinical waste will be segregated, contained, and stored in appropriate sealed containers in accordance with relevant healthcare waste management procedures and statutory requirements. Clinical waste will be collected and removed by a licensed waste contractor to ensure the safe and compliant management of waste streams.

# 6.0 Refuse Storage

## Bin Dimensions

6.1 The proposed bin sizes for the development are detailed below in **Figure C** and **Figure D**.

**Figure C: 1100 Litre Bin Dimensions**

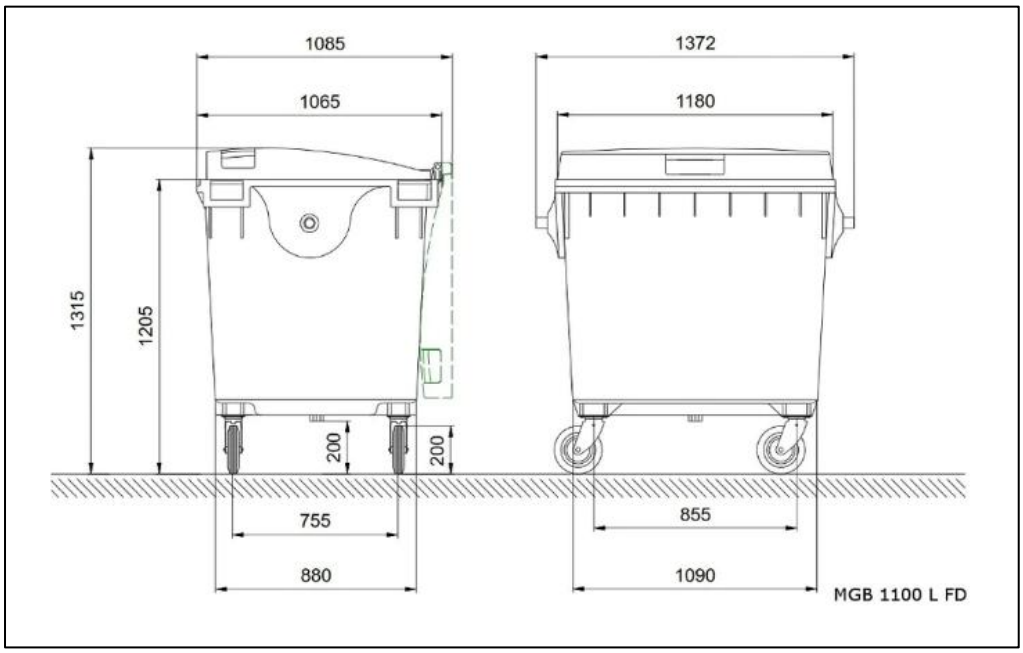
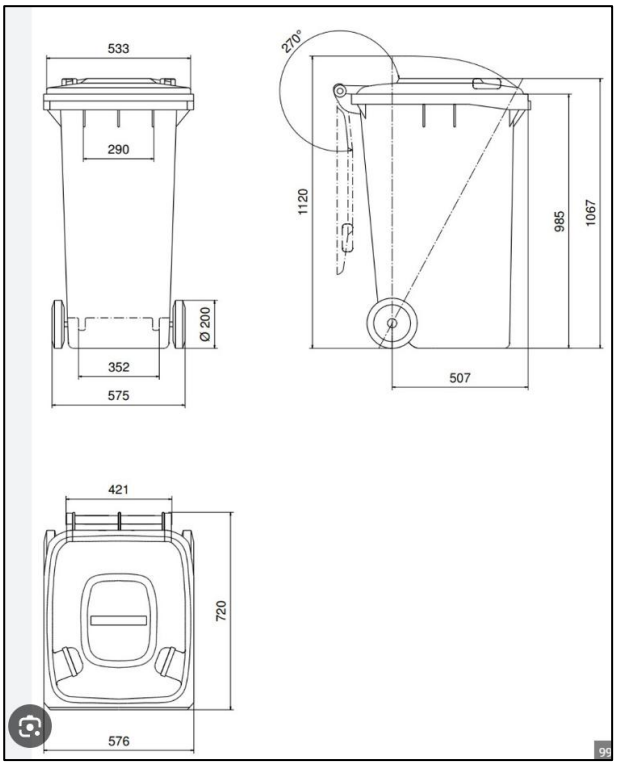



**Figure D: 240 Litre Bin Dimensions**



## Location of Bin Stores

6.2 The bin store layout on the site has been zoomed and presented below in **Figure E** and **Figure F** below.

6.3 The plans also demonstrate that there is sufficient on-site bin storage space to meet weekly demand and accommodate the calculated bin storage requirements presented in **Chapter 5.**

6.4 As is shown, all the bin stores are located at ground floor level, to ensure sufficient step free access can be gained.

**Figure E: Location of Bin Stores for each Block (Blocks South of Site Internal Road)**

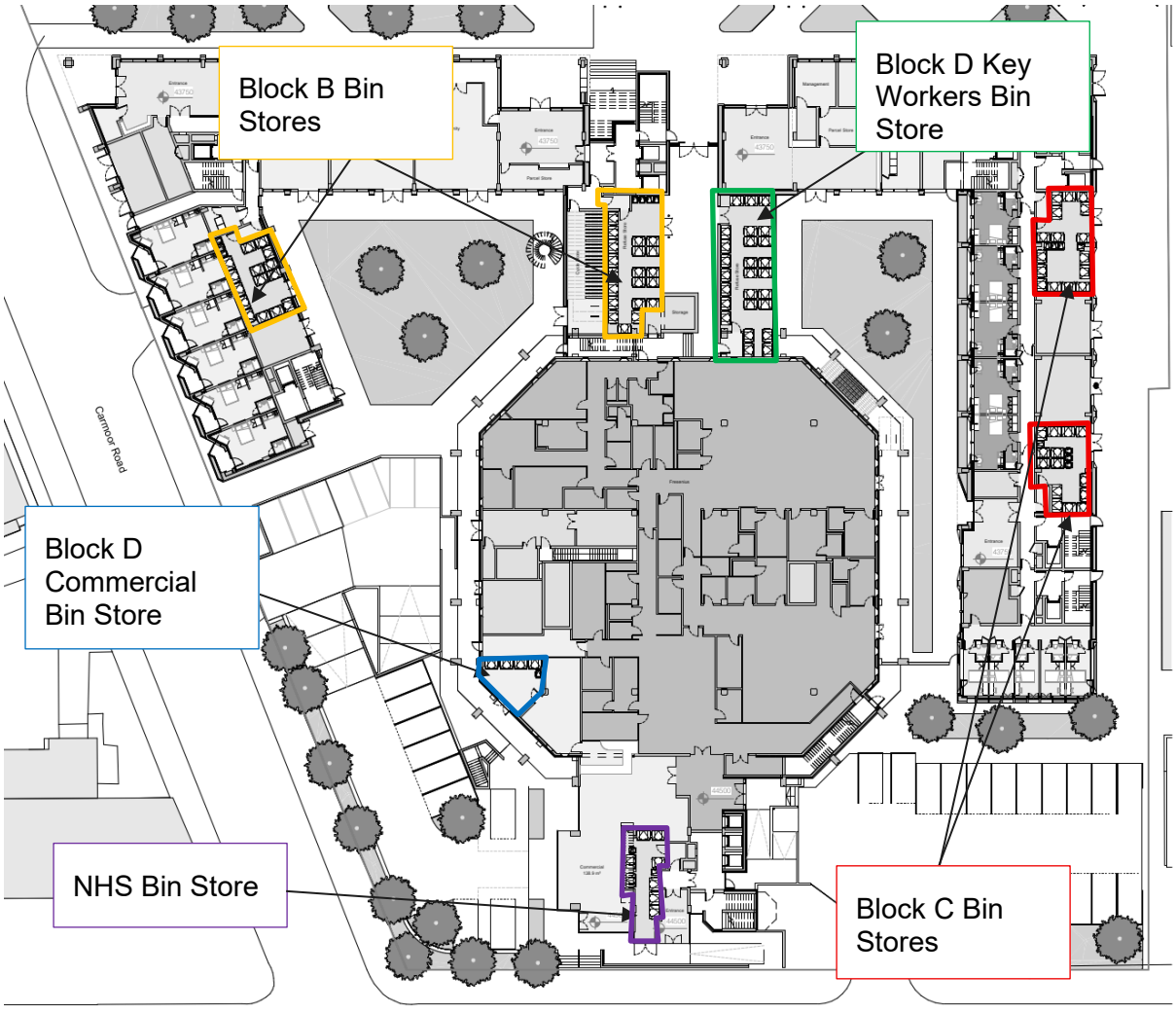


**Figure F: Location of Bin Stores for each Block (Block North of Site Internal Road)**




6.5 As is shown, each block will have its own individual bin store, which accommodates suitable bin provision for the calculated demand.

## Waste Management and Transfer

6.6 It is the responsibility of the resident (student or key worker) to transfer waste from their premise to the designated on-site bin store, with colour coded bins helping students to put their waste into the correct bins associated with each waste stream.

6.7 The on-site management team would ensure that everyone is well informed about recycling and organic waste and that the bin stores are kept clean and if there is a need to rotate bins to facilitate access they will do so.

6.8 The bin stores will benefit from ventilation, impermeable surfaces and a nearby water tap to assist in cleaning. There is no intention to compact or process the waste on site.

6.9 All routes for transferring bins will be step free and will have a minimum width of 1.54m, ensuring adequate manoeuvring space. Bin stores are located at ground floor level with easy and step free access.

6.10 The garden waste from the Public Realm areas is assumed to be taken away by the landscape contractor.

## The Waste Hierarchy and Environmental Considerations

6.11 All on-site waste will be managed in accordance with the waste hierarchy. The waste hierarchy will be promoted to all residents of the site which will involve raising awareness and education of the waste hierarchy to encourage waste reduction, reuse, and recycling. Therefore, on-site waste will be managed in accordance with the waste hierarchy through promotion to users of the site and in the bin store itself, where there will be well-labelled separate bins for recycling and unrecyclable waste.

6.12 A communications plan will be provided to occupants detailing how they can increase the use of re-using and recycling their waste as much as possible. This will include information on how, when and where occupiers should store and deposit recyclables etc. This will be communicated via clear signage and noticeboards around the site.

6.13 In terms of off-site management, the applicant will seek to use and will collaborate with local recycling centres and waste management companies to facilitate responsible waste recovery, disposal and recycling from the site. The applicant will also ensure that the site waste management collection team will adhere to environmental regulations and best practices for recovery and disposal.

6.14 In addition, the proposed development will not only support a collection of dry recyclables and general waste, but also food / organic waste. Suitable bin storage will be provided for these collections.

6.15 Measures such as consolidated, community-led waste minimisation and smart logistic schemes will be explored. As each block will be provided with a communal bin store, it is understood that waste produced from the site will be managed via a number of centralised, consolidated areas which will increase efficiency etc. Community-led mitigation will also be undertaken, as the site will involve in active engagement with its users to promote sustainable on-site waste practices. Lastly, smart logistic schemes will be explored, such as IoT Sensors in bins to monitor fill levels and data analytics to help predict waste generation patterns. It is anticipated that these will be promoted for use to site management.

# 7.0 Waste Collection

## Waste Collection Strategy

7.1 Waste will be collected by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. The on-site management team will maintain a file with the waste-disposal contract and the relevant waste transfer notes or other forms that are received from the waste disposal company as a record.

7.2 It is assumed that due to the scale of this site, the site would operate under a council management collection regime. The NHS element would continue to operate under the existing bin collection regime they have in place. Bins will be collected on a weekly basis.

7.3 As discussed, refuse lorries servicing the student, key worker and residential units will access the site via the site internal road off Carmoor Road and then manoeuvre at the end of it to reverse and egress the site in forward gear. General deliveries will have the same access arrangement (or vice versa).

7.4 As discussed in the previous Chapter, bin stores will be provided within each block. The proposed waste collection strategy will require bins to be wheeled from the stores to designated collection points, as follows:

- Block B (western bin store): bins will be wheeled to and collected from Carmoor Road;
- Block D (southern bin stores, including commercial): bins will be wheeled to and collected from Hathersage Road; and
- All remaining bin stores: bins will be wheeled to and collected from the site internal road.

7.5 In terms of waste transfer and collection, the on-site management company would be responsible for taking bins out on collection day to the above collection points. On-site management will then return the bins to the storage areas immediately after collection has taken place.

7.6 Relevant swept path analysis of a delivery van and refuse vehicle accessing and egressing the site internal road from/to Carmoor Road is illustrated in **Appendix C.**

## Monitoring

7.7 The end destination and final disposal of waste will occur in line with the waste hierarchy, which has been explained in previous chapters; disposing waste to landfill will be a last resort and it is anticipated that as far as reasonably possible, non-recyclable waste will be incinerated at waste-to-energy plants to generate electricity or heat.

7.8 The site and waste disposal team will provide full documentation of the waste from source to the end destination, to monitor and ensure that waste is being properly disposed of according to local regulations and environmental standards. It is also anticipated that the relevant bodies

will conduct inspections and audits to verify that waste is being managed and disposed of appropriately. In addition, the on-site management will run a periodic audit and monitoring process of the on-site and off-site waste management practises, to identify areas for improvement and adjust strategies as needed.

# 8.0 Conclusion

8.1 This document has demonstrated that the operational waste arising from the proposed development will be managed in accordance with the relevant waste policies and guidance. Adequate waste storage will be provided within the new bin stores and waste management on-site will be overseen by members of staff and on-site management. Refuse vehicles will be able to service the site in a safe and efficient manner utilising the access road and existing roads, to service the site in forward gear, with no reversing movements.

# Appendix A Proposed Site Plans

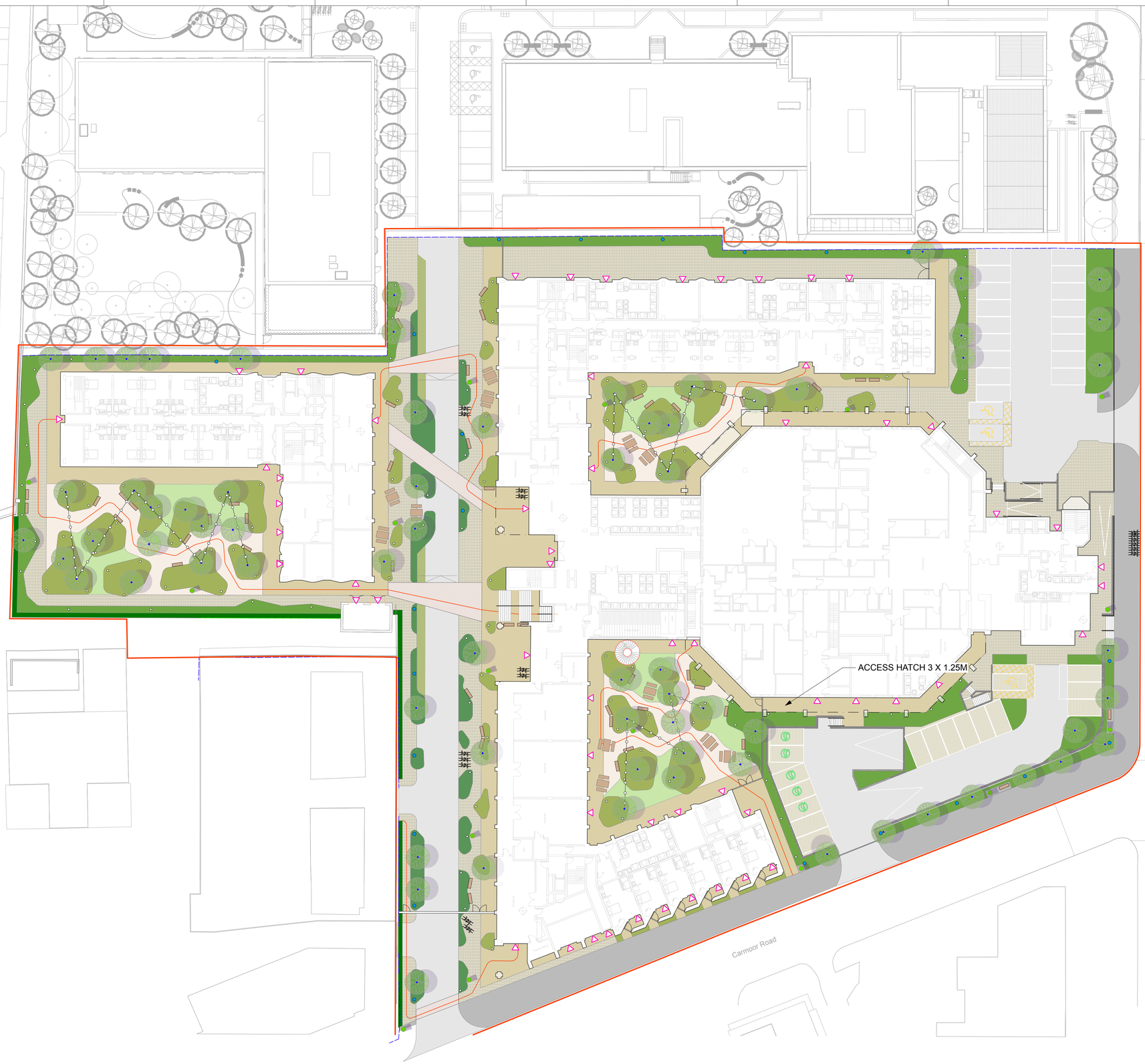
## Waste Management Strategy

**The Octagon House, Manchester**

**Plymouth Grove Residential LLP**

SLR Project No.: 410.0678923.00001

12 August 2026




**NOTES:**

1. DO NOT SCALE FROM THIS DRAWING. ALWAYS WORK TO NOTED DIMENSIONS.
2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE INSTALLATION OF MATERIALS AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
3. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION DOCUMENTS AND DETAIL DRAWINGS. ANY DISCREPANCIES MUST BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
4. THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
6. NOTE DRAWING SUITABILITY CODE SHOWN BELOW. DRAWING NOT TO BE USED FOR CONTRACTUAL AGREEMENT WITHOUT A1 STATUS.

THIS DRAWING WAS PLOTTED ON:

10/08/2026

REVISION HISTORY

| DATE | REV | ZONE | DESCRIPTION | CHK |
|---|---|---|---|---|
| 20/07/2026 | P06 | | REVISED IN LINE WITH ARCH UPDATE | MI |
| 05/08/2026 | P07 | | FURNITURE ADDITION | MI |
| 10/08/2026 | P08 | | TRACKING AMEND | MI |

DRAFT
FOR ILLUSTRATIVE USE ONLY

LOCATION PLAN

ORIGINATOR

Layer.studio
MANCHESTER NEWCASTLE BRISTOL
W layer.studio T 01625 523 157 E manchester, newcastle or bristol@layer.studio

Client
Plymouth Grove Residential LLP

Project
Octagon House
Ardwick

Drawing Title
General Arrangement

| Created By | Checked By | Scale | Sheet Size |
|---|---|---|---|
| MI | CL | 1:XXX | A1 |

| Project Number | Originator | Volume | Level | File Type | Discipline | Number |
|---|---|---|---|---|---|---|
| 493 | LYR | XX | 00 | DWG | L | 1000 |

| Work Stage | Status | Revision |
|---|---|---|
| Stage 2 | S3 Review & comment | P08 |

# Appendix B Full Waste Calculations

## Waste Management Strategy

**The Octagon House, Manchester**

**Plymouth Grove Residential LLP**

SLR Project No.: 410.0678923.00001

12 August 2026

**The Octagon House**
**Waste Storage Calculations**

Full Calculations - Octagon House Waste

| **Number of Units per Block** | | Waste Storage Required (L) | | | | Number of 1,100L Eurobins required for a General Waste- Weekly Collection and a Recycling and Organic Waste Weekly Collection | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Octagon House - Key Workers / General Residential** | Total Waste Generated by All Units per Week (L) | General Refuse (L) | Pulpable Recycling (L) | Comingled Recycling (L) | Organic / Food (L) | General Refuse (L) | Pulpable Recycling (L) | Comingled Recycling (L) | Organic / Food (L) |
| 86 | 9890 | 4730 | 2365 | 2365 | 430 | 4.3 | 2.2 | 2.2 | 1.8 |
| | | | | | | | | | |
| **Block B Key Workers** | | Waste Storage Required (L) | | | | Number of Eurobins required for a Weekly Collection | | | |
| Units | | General Refuse (L) | Pulpable Recycling (L) | Comingled Recycling (L) | Organic / Food (L) | General Refuse (L) | Pulpable Recycling (L) | Comingled Recycling (L) | Organic / Food (L) |
| 141 | 16215 | 7755 | 3877.5 | 3877.5 | 705 | 7.1 | 3.5 | 3.5 | 2.9 |
| | | | | | | | | | |
| **Block A - Student Accommodation** | | Waste Storage Required (L) | | | | Number of Eurobins required for a Weekly Collection | | | |
| Units | | General Refuse (L) | Pulpable Recycling (L) | Comingled Recycling (L) | Organic / Food (L) | General Refuse (L) | Pulpable Recycling (L) | Comingled Recycling (L) | Organic / Food (L) |
| 146 | 7592 | 4015 | 1606 | 1606 | 365 | 3.7 | 1.5 | 1.5 | 1.5 |
| | | | | | | | | | |
| **Block C - Student Accommodation** | | Waste Storage Required (L) | | | | Number of Eurobins required for a Weekly Collection | | | |
| Units | | General Refuse (L) | Pulpable Recycling (L) | Comingled Recycling (L) | Organic / Food (L) | General Refuse (L) | Pulpable Recycling (L) | Comingled Recycling (L) | Organic / Food (L) |
| 309 | 16068 | 8497.5 | 3399 | 3399 | 772.5 | 7.7 | 3.1 | 3.1 | 3.2 |
| | | | | | | | | | |

Summary Table

| **Block** | **Units** | **Total Weekly Waste Generated (L)** | **Bins Required for a Weekly Collection of Waste** | | | | |
|---|---|---|---|---|---|---|---|
| | | | **General Refuse (L)** | **Pulpable Recycling (L)** | **Comingled Recycling (L)** | **Organic / Food (L)** | **Total no. Bins** |
| **Octagon House - Key Workers / Gen Resi** | 86 | 9890 | 5 x 1100L | 3 x 1100L | 3 x 1100L | 2 x 240L | 11 x 1100L + 2 x 240L |
| **Block B - Key Workers** | 141 | 16215 | 7 x 1100L | 4 x 1100L | 4 x 1100L | 3 x 240L | 15 x 1100L + 3 x 240L |
| **Block A - Student Accomodation** | 146 | 7592 | 4 x 1100L | 2 x 1100L | 2 x 1100L | 2 x 240L | 8 x 1100L + 2 x 240L |
| **Block C - Student Accomodation** | 309 | 16068 | 8 x 1100L | 4 x 1100L | 4 x 1100L | 4 x 240L | 16 x 1100L + 4 x 240L |

*Organic / Food Waste Bins are 240L, all others 1100L*

**WORKINGS:**

| | | Total | General | Pulpable Recycling | Comingled Recycling | Food Waste |
|---|---|---|---|---|---|---|
| Apartment Factor | L Per Apartment | 115 | 55 | 27.5 | 27.5 | 5 |
| Student Accomodation Factor | L Per Bedspace | 52 | 27.5 | 11 | 11 | 2.5 |

# Appendix C Vehicle Tracking Drawings

## Waste Management Strategy

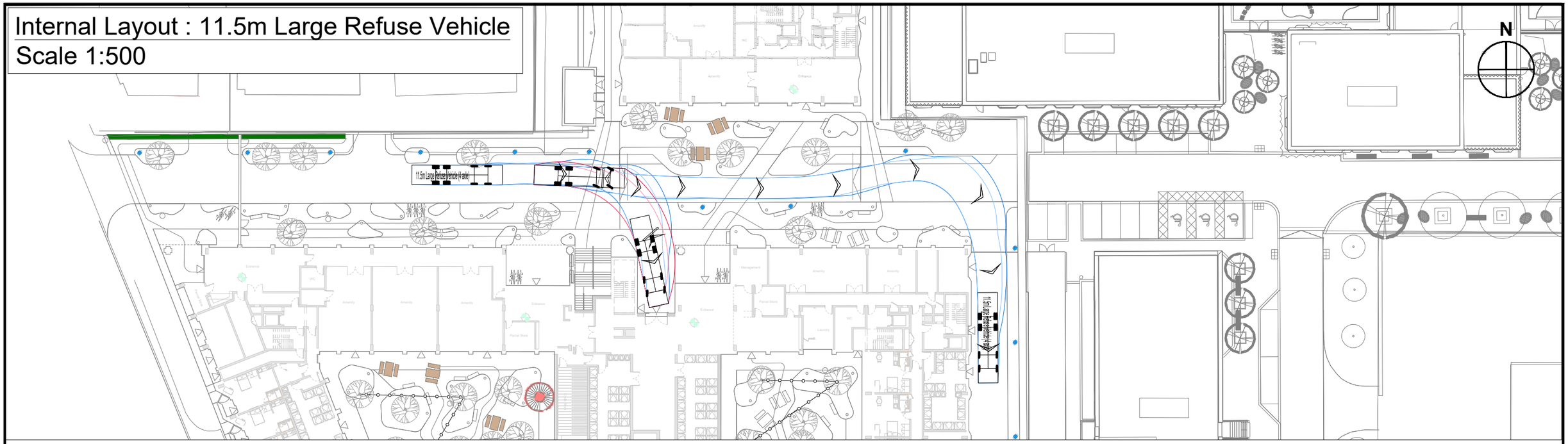
**The Octagon House, Manchester**

**Plymouth Grove Residential LLP**

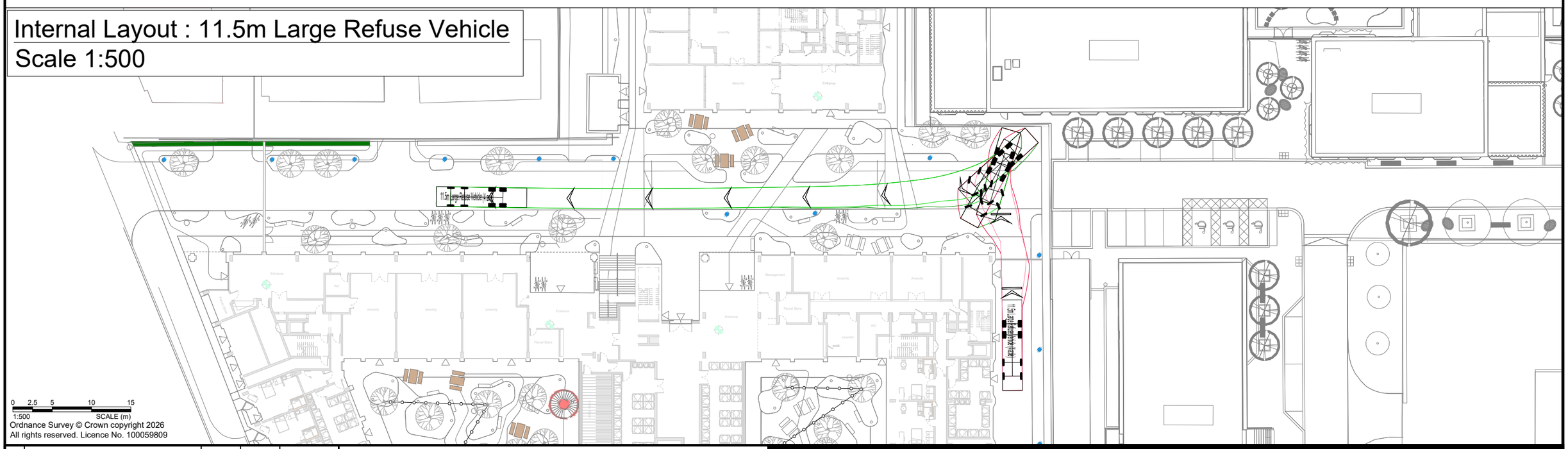
SLR Project No.: 410.0678923.00001

12 August 2026

## Internal Layout : 11.5m Large Refuse Vehicle
Scale 1:500




## Internal Layout : 11.5m Large Refuse Vehicle
Scale 1:500




0 2.5 5 10 15
1:500 SCALE (m)

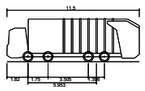
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| REV. | DETAILS | DRAWN | CHECKED | DATE |
|---|---|---|---|---|
| A | Updated Site Layout | YF | DRM | 18.06.26 |
| B | Updated Site Layout | YF | DRM | 22.06.26 |
| C | Updated Site Layout | YF | DRM | 24.07.26 |
| D | Updated Site Layout | YF | DRM | 10.08.26 |

INFORMATION ONLY

Notes:

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.



| 11.5m Large Refuse Vehicle (4 axle) | |
|---|---|
| Overall Length | 11.500m |
| Overall Width | 2.500m |
| Overall Body Height | 3.151m |
| Min Body Ground Clearance | 0.304m |
| Track Width | 2.500m |
| Lock to lock time | 6.00s |
| Wall to Wall Turning Radius | 11.330m |

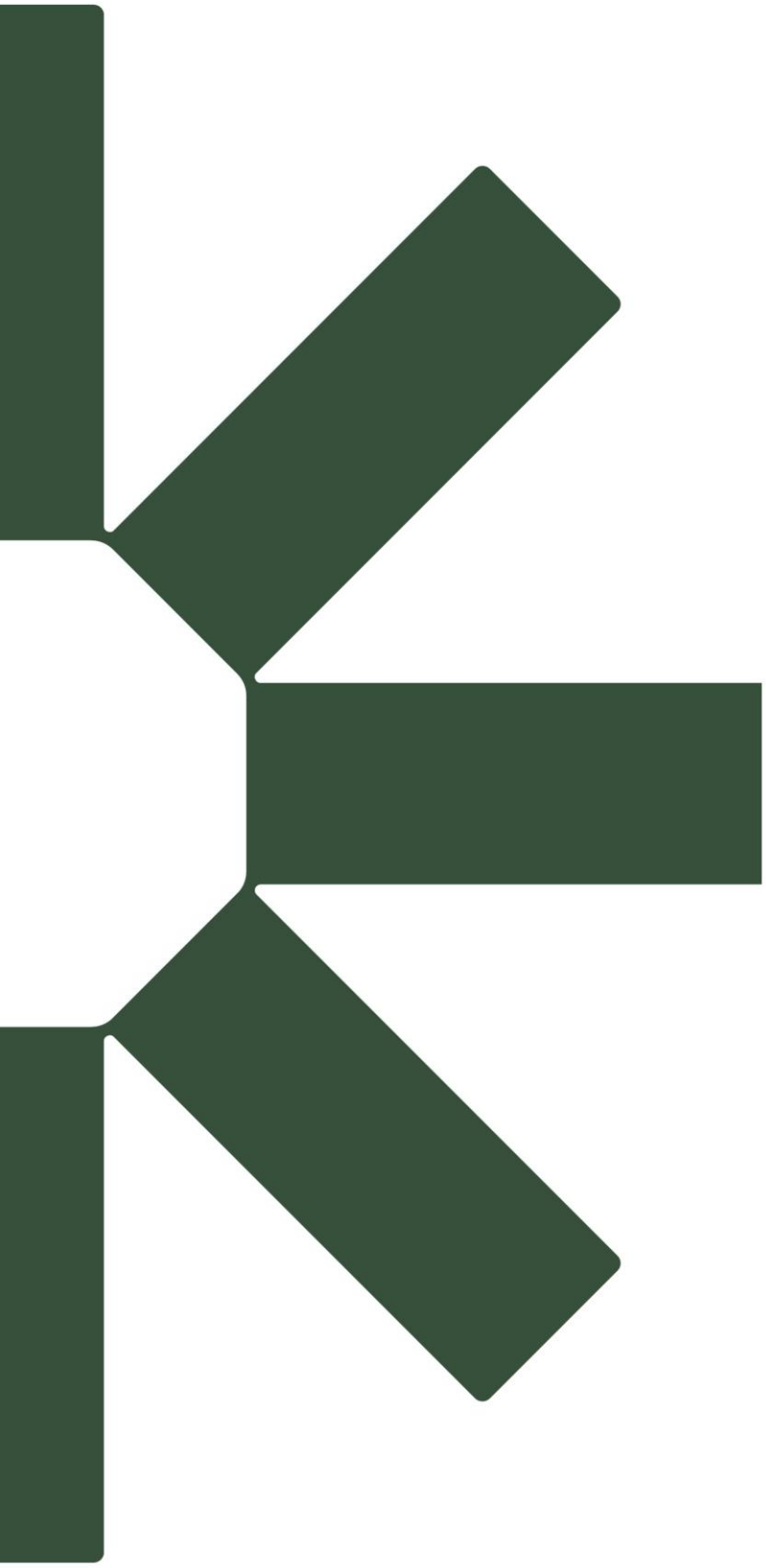
# Octagon House, Hathersage Road

Plymouth Grove Residential LLP

## Swept Path Analysis: 11.5m Large Refuse Vehicle

SLR

| DRAWN: | CHECKED: | DATE: | SCALES: | DRAWING NUMBER: | REVISION: |
|---|---|---|---|---|---|
| YF | EG | 10.08.26 | 1:500 at A3 | 410.067893 - T100A | D |



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