MANCHESTER CITY COUNCIL

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

Planning Application Number: 143615/FO/2025
Date Submitted: SEPTEMBER 2026
Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	~~Yes~~ / No (delete as appropriate)
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)	
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 The quantity of bins proposed below applies to each bin store for 1 Cornish Close and 2-6 Cornish Close

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)	Yes / ~~No~~ (delete as appropriate) How many of each container do you plan to provide? __1__ x general refuse x 1100 litre (based on 110 litres per apartment) __1__ x pulpable Recycling x 1100 litre (based on 55 litres per apartment) __1__ x mixed recycling x 1100 litre (based on 55 litres per apartment) __1__ x food waste x 240 litres (based on 10 litres per apartment) __1__ x garden waste (if applicable) x 240 litres
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes / ~~No~~ (delete as appropriate)

Commercial Developments

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

General Waste - 1 nr 240 L wheeled black bin for general refuse

Dry recycling (include material type details) - 1 nr 240 L wheeled blue bin for mixed pulpables, and
1 nr 240 L wheeled brown bin for co-mingled (plastics, glass)

Food Waste - 1 nr 240 L wheeled green bin

Industrial Waste - N/A

Other -

Has / will a contract be obtained with a licenced waste carrier?	Yes / ~~No~~ (delete as appropriate

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?	Yes / ~~No~~ (delete as appropriate)

Internal Stores (Residential and Commercial)

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

Storage facilities for general, recyclable pulpable and recyclable co-mingled waste will be provided inside the properties where they can be separated prior to disposal in external containers.

Food waste will be stored separately inside the kitchens prior to disposal in external containers.

Storage Areas for Waste Containers (Residential and Commercial)

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

It is proposed that the waste containers will be stored in the bin store enclosures as shown on the proposed site plan.

For 1 Cornish Close, separate stores will be provided for residential and commercial waste.

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 - Stores are located externally and will therefore be adequately ventilated.

Hygiene - Container storage areas will receive regular cleaning. A floor gully will be provided to each bin store.

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

An agreement is in place between the applicant and Biffa for waste collections for 1 Cornish Close and 2-6 Cornish Close.

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, read in conjunction with the Waste and Recycling Service Standard found on the Council website.