



RE: 85 Rochdale Road - refuse store

From [REDACTED]
Date Fri 21/08/2026 14:48
To Jennifer Atkinson [REDACTED]

Hi Jen,

There would be sufficient volume and space to comply with GD04 so if in the future the management company no longer employ private collections, the g/f spaces can be reconfigured to accommodate the required number of bins for MCC fortnightly collections.

However I have just checked the planning portal and there is further information uploaded on 18/8/26 in the DAS addendum and the waste strategy now shows a different g/f plan which also complies with GD04 and there is now no mention of private collections. The refuse condition can be discharged based on this information.

I still have the additional con land to look at for this application.

Kind regards

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From: Jennifer Atkinson [REDACTED]
Sent: 03 August 2026 08:08
To: [REDACTED]
Cc: EnvH Licensing [REDACTED]
Subject: Fw: 85 Rochdale Road - refuse store

[REDACTED]
Can you let me know if you have an updated comments based on this sketch, thanks Jen

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

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From: [REDACTED]
Sent: 31 July 2026 16:02
To: Jennifer Atkinson [REDACTED]
Cc: [REDACTED]
Subject: 85 Rochdale Road - refuse store

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Hi Jen,

The current proposed waste strategy for the scheme is in line with all the high rise development JMA (and others) have had approved over the last decade – each waste stream is collected once a week rather than fortnightly.

This has been done to get the most positive ground floor and as much active frontage as possible.

JMA do occasionally see requests to demonstrate a refuse store based on a fortnightly collection in case a private collector goes bust. If this did happen the reality is the management company would simply source another collector as this would be much quicker, cheaper & more positive for the development than going through a Building Safety Act approvals process.

JMA have produced an informative only sketch of the ground floor (attached) to show the size of the refuse store required. To maintain the number of proposed cycle spaces (108) we have had to propose another cycle store at the front which illustrates the reasons for avoiding this in the current design.

Kind regards,
[REDACTED]



[REDACTED]
Associate – Planning Consultancy
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