Waste Management Report



This Operational & Construction Waste Management Strategy Report supports the planning application for the conversion and renovation of the vacant property at;

43 Manchester Rd, Chorlton-cum-Hardy, Manchester, M21 9PW.

Waste Management Strategy Report

Property Address: 43 Manchester Rd, Chorlton-cum-Hardy, Manchester, M21 9PW

Proposed Development: Conversion of a former shop and single residential apartment (abandoned for ~20 years) into a ground-floor retail unit (Use Class E) and two independent residential flats (Use Class C3).

Local Authority: Manchester City Council (MCC)

1. Executive Summary & Site Context

The subject site comprises a two-story building located on Manchester Road in Chorlton-cum-Hardy. The property has remained vacant and unmaintained for approximately 20 years.

The proposed scheme involves:

- **Ground Floor:** Refurbishment into a modern commercial retail unit (Use Class E).
- **Upper Levels / Rear:** Conversion/reconfiguration of existing space into **two self-contained residential apartments**.

Because the site has been disused for two decades, a detailed Waste Management Strategy is necessary to cover both:

1. **Construction & Demolition Waste (Site Clearance & Refurbishment Phase)**
2. **Operational Waste & Recycling (Post-Occupancy Phase)**

2. Construction, Clearance & Refurbishment Phase

2.1 Hazardous Waste & Environmental Assessment

Given the 20-year vacancy period, initial site preparation requires strict adherence to safety standards:

- **Refurbishment & Demolition Asbestos Survey:** Must be undertaken prior to any structural works. Any asbestos-containing materials (ACMs) identified will be removed by a licensed specialist contractor in accordance with the *Control of Asbestos Regulations 2012*.
- **Fly-tipping / Accumulated Debris:** Deep cleaning, pest inspection, and safe clearance of any organic or contaminated waste accumulated over the disuse period.
- **This has already been at least partially completed. The removal of any larger items and a general 'make' safe having been done.**

2.2 Waste Hierarchy & Targets

The project will follow the UK Waste Hierarchy (*Prevention → Re-use → Recycle → Recovery → Disposal*).

- **Target:** Minimum **90% diversion** of non-hazardous site clearance and refurbishment waste from landfill.

Waste Stream	Handling & Disposal Method	Target Destination
Masonry / Concrete / Rubble	Crushed on-site for re-use or transferred to an aggregate recycling facility.	Recycling / Re-use Confirmed, used as recycled MOT by EveryTrade
Timber & Wood Packaging	Segregated into dedicated skips; processed for wood chip/particleboard or energy recovery.	Recycling
Metals (Pipes, Wiring, Structural)	Segregated and sent to accredited scrap metal	Recycling

	recycling facilities.	
Plasterboard / Gypsum	Strictly segregated into dedicated plasterboard skips (cannot go to general landfill).	Closed-loop recycling
General Non-Hazardous Waste	Collected by a licensed waste carrier for Material Recovery Facility (MRF) sorting.	Energy-from-Waste (EfW)

2.3 Logistics & Site Controls

- **Skip Placement & Loading:** Due to the location on Manchester Road, skips will be situated within the site boundary wherever possible. If placed on the public highway/footway, appropriate **Manchester City Council Highway Permits** and safety hoarding will be secured.
- **Waste Carrier Registration:** All waste contractors must hold valid Environment Agency Waste Carrier Licences.
- **Duty of Care:** Waste Transfer Notes (WTNs) and Hazardous Waste Consignment Notes will be audited and retained for compliance.

3. Operational Waste Strategy (Post-Occupancy)

This strategy complies with **Manchester City Council's Household Waste Storage and Collection Guidance** and commercial waste management regulations.

3.1 Residential Waste & Recycling Provision (2x Flats)

Manchester City Council operates a 4-bin standard residential waste and recycling stream system.

Estimated Capacity Requirements per Household:

- **General Waste (Black Bin):** 140L – 240L
- **Commingled Recycling - Glass, Cans, Plastics (Brown Bin):** 140L – 240L
- **Paper & Cardboard (Blue Bin):** 140L – 240L
- **Food / Organic Waste (Green Bin/Caddy):** 23L caddy / 140L bin

Total Provision for 2 Residential Flats:

- **2x 140L/240L Black Bins** (General Waste)
- **2x 140L/240L Brown Bins** (Plastics, Glass, Cans)
- **2x 140L/240L Blue Bins** (Paper & Cardboard)
- **2x Food Waste Caddies / Green Bins**

3.2 Commercial Waste Provision (1x Retail Unit)

Under the *Environmental Protection Act 1990*, commercial occupiers must hold a private trade waste contract.

- **Storage Location:** Commercial waste will be strictly segregated from residential waste to prevent cross-contamination.
- **Containers:** Provision for **1x 240L / 1100L Commercial Eurobin** (General Waste) and **1x 240L / 1100L Recycling Bin** (Dry Mixed Recycling / Cardboard focus), managed via a licensed commercial waste collection service (e.g., Biffa, Veolia, or MCC Commercial Services).

Please see the revised planning drawings to see the allocated bin storage spaces for both the apartments and the commercial unit.

4. Bin Storage Area & Access Logistics

4.1 Refuse Storage Design

- **Location:** Dedicated enclosed bin storage store positioned to the rear/side of 43 Manchester Road.
- **Enclosure Specifications:**
  - Secure, well-ventilated, weather-proof, and rodent-resistant enclosure.
  - Easy-clean impervious hardstanding floor (concrete) with adequate drainage.
  - Adequate spatial allowance for turning and accessing individual bins without moving others.

4.2 Collection Route & Access

- **Pull Distance:** Bins will be wheeled to the designated presentation point on collection days. The pull distance from the bin store to the collection vehicle stopping point on Manchester Road / side access point is within the **15-metre maximum recommended distance** under *Building Regulations Part H6*.
- **Pedestrian Safety:** Level access routes (gradient less than 1:12, drop kerbs where appropriate) will be maintained for waste operatives and residents.

5. Summary of Compliance

Regulation / Guideline	Compliance Measure
Building Regulations Part H6	Secure, ventilated bin store within 15m of collection point; level access provided.
Manchester City Council Waste Policy	Full 4-stream residential waste segregation provided for both proposed flats.
Environmental Protection Act 1990 (Sec 34)	Duty of Care compliant; separate commercial contract enforced for retail unit.
Site Waste Management Plan (SWMP)	90%+ clearance and refurbishment waste target diversion from landfill.