Waste and recycling storage scheme

57 Kenyon Lane Manchester M40 9JG

Project information	Details
Planning application	144649/FO/2025
Local planning authority	Manchester City Council
Applicant	JB Property Rent and Maintenance
Prepared by	Intellect Civil & Construction Ltd
Document reference	57KL C8 01
Date and revision	5 October 2026 | Rev 00
Status	

1 Purpose and planning requirement

This scheme describes the proposed waste and recycling arrangements for the ground-floor restaurant and the first-floor apartment. It addresses Condition 8 of the planning permission dated 19 August 2026, including separate bin capacities, ventilation and day-to-day management.

Condition 8 requires the scheme to be submitted to and approved in writing by Manchester City Council within three months of the permission date, corresponding to 19 November 2026. The approved scheme must be implemented to an agreed timescale and retained thereafter.

The permission covers one two-bedroom, three-person apartment in Use Class C3 and a restaurant in Use Class E(b). Residential and commercial waste will be kept in separate, clearly labelled stores and collected through separate arrangements.

2 Proposed location and information limits

Drawing S06 Rev A in the supplied RV-7 package marks residential waste and recycling and commercial waste and recycling at the rear of the ground floor, accessed from a lobby adjoining the kitchen. Each marked bay is shown as 700 mm deep. The plan does not show individual bins, store ventilation or the full collection route.

The Council guide lists a typical 240-litre bin as 580 mm wide, 740 mm deep and 1100 mm high, with additional operating clearance. A 700 mm deep bay cannot be assumed to accommodate that bin with its door shut. The final layout must therefore be checked and revised, or an alternative container arrangement agreed with the Council.

The capacities in this draft are proposed provisions, not a verified fit or measured waste forecast. Final issue requires a dimensioned bin layout, a capacity check for the restaurant, confirmed ventilation and agreed collection access. This document does not confirm that the stores have been built or commissioned.

3 Residential bin provision

For the single apartment, the proposed starting provision is set out below. Confirm the containers and collection service with the Council before ordering. Garden waste provision has not been included because no private garden serving the apartment is established by the supplied information.

Waste stream	Proposed containers	Total capacity
General household waste	1 x 140-litre wheeled bin	140 litres
Paper and cardboard	1 x 240-litre wheeled bin	240 litres
Glass metal and plastic containers	1 x 240-litre wheeled bin	240 litres
Food waste	1 x 23-litre kerbside caddy	23 litres
Total external residential provision		643 litres

Provide a small kitchen food caddy inside the apartment in addition to the external containers. The landlord will arrange provision of the approved bins and give residents instructions on sorting and collection days. Colours and accepted contents will follow the Council service.

The 140-litre general waste provision is the starting proposal; a larger bin or other agreed provision may be required by the Council. Its low-rise guidance also seeks external storage space equivalent to four 240-litre bins. This constrained mixed-use layout requires specific agreement on the residential storage arrangement rather than an assumption that the labelled bay is sufficient.

4 Commercial bin provision and capacity check

The restaurant will have its own waste collection contract. The following segregated containers are proposed for coordination with the operator and collector. They are provisional because the number of dining spaces, covers served, takeaway activity and waste quantities have not been confirmed.

Waste stream	Proposed containers	Capacity
General commercial waste	1 x 240-litre lidded wheeled bin	240 litres
Paper and cardboard	1 x 240-litre lidded wheeled bin	240 litres
Glass metal and plastics	1 x 240-litre lidded wheeled bin	240 litres
Food waste	1 x 120-litre sealed lidded bin	120 litres
Total commercial bin provision		840 litres
Used cooking oil if generated	1 x 30-litre sealed container with secondary containment	30 litres separately

The Council guide gives an indicative restaurant storage benchmark of 1500 litres per 20 dining spaces. The operator and collector must check actual waste volumes by stream and the longest interval between collections, including Sundays and bank holidays. Required container capacity for each stream equals the forecast volume over that interval, plus an agreed reserve. No forecast has been supplied, so the proposed 840 litres cannot yet be described as adequate.

If the check exceeds the available capacity, provide larger or additional containers in a revised layout, or agree more frequent collections. Food waste and general waste must not overflow while waiting for collection. Paper and card will be kept separate from other dry recyclables unless the collector supplies the required written basis for co-collection.

5 Bin store construction and ventilation

Provide physically separate residential and commercial compartments with durable labels. Doors and lids will remain closed except during use. Store floors and lower wall surfaces will be impervious, washable and resistant to impact. Provide lighting, pest-resistant detailing and adequate room to reach, open and remove each container.

The proposed ventilation arrangement is continuous natural ventilation directly to external air through separate high-level and low-level louvred openings serving each compartment. Fit corrosion-resistant insect mesh and weather protection. Ventilation must not open into the kitchen, restaurant, residential accommodation, escape corridor or stair enclosure.

The designer must confirm that each rear store has a viable external ventilation route and add the locations, duct routes where necessary and net free areas of the openings to the final drawing. Keep outlets away from opening windows and air intakes so store odours do not enter occupied rooms. The current drawing does not establish these details, and this draft does not assign an unsupported ventilation rate or opening size.

Where direct natural ventilation cannot be provided, submit a mechanical ventilation design with its airflow, replacement air, operating controls and discharge point. Any new external fan must be reviewed against the planning requirements for plant noise. Coordinate all store ventilation with the fire design and protect any required compartment boundaries.

Provide cleaning access and a suitable means of washing bins. Any wash-down drain must be trapped and connected to an appropriate foul drainage arrangement, subject to plumbing and drainage confirmation. Cleaning water, food residue and oil must not discharge to the surface-water system or public pavement. Keep the store dry after cleaning.

6 Access and collection arrangements

The final plan must show the usable store dimensions, each selected bin footprint, lid clearance, door openings, manoeuvring space and the route to the collection point. Identify any thresholds, steps or shared accesses and demonstrate a practical removal route without obstructing exits.

The apartment has a separate front entrance and staircase. The supplied drawing does not establish a resident route from that accommodation to the rear store without entering the restaurant. The landlord must confirm lawful, reliable resident access and show it on the coordinated plan. Residents must not depend on restaurant opening hours to dispose of waste.

Confirm whether bins can be presented through a lawful rear access or must be moved to an agreed point on Kenyon Lane. No rear access rights or collection point have been verified. Do not assume bins can pass through neighbouring land, the food preparation area or a narrow residential stair route.

Commercial collections must comply with Condition 12: Monday to Saturday between 7.30 am and 8 pm, with no deliveries or waste collections on Sundays or bank holidays. Apply this restriction to the servicing arrangements for the development and confirm the residential presentation timetable with the Council where its scheduled service would conflict. Keep collection noise low and return emptied bins promptly.

7 Collection contracts and daily management

The restaurant operator will appoint a registered waste carrier and arrange separate food waste, recyclable waste and general waste collections. Manchester City Council does not offer commercial collections. Restaurant waste must not be placed in domestic or public bins. Keep the collection contract and transfer records available at the premises.

As a proposed starting service, allow three commercial collections per week for general and food waste and two per week for dry recycling, all within the permitted servicing hours. These frequencies are proposals, not booked services. The collector must confirm dates and sufficient capacity for the longest closure or missed-collection interval before this scheme is finalised.

The commercial segregation proposal follows the Simpler Recycling approach for workplaces in England. The main rules applied from 31 March 2025; businesses with fewer than ten full-time-equivalent employees across the whole business have until 31 March 2027. The operator must confirm its position. This scheme proposes segregated collection from implementation regardless of any temporary exemption.

Transfer kitchen waste to the commercial store in closed containers at the end of each shift and sooner when necessary. Flatten clean cardboard, keep recyclables free of food contamination and place food waste in the dedicated lidded bin. Keep used cooking oil in its sealed container for the specialist collection agreed with the operator; do not pour it into drains.

The restaurant manager will check the commercial store daily for spills, overfilled bins, damaged lids and signs of pests. Clean spills immediately, clean the store at least weekly initially and clean emptied food bins after each collection where practicable. The landlord will arrange regular cleaning of the residential store and give occupants a contact for defects or missed collections.

After a missed collection, arrange an additional collection within the permitted hours. Keep waste enclosed and secure in the approved storage area. If capacity is insufficient, reduce the activity generating waste until collection or another approved arrangement is available. Do not leave loose bags, bulky items or cooking equipment in either store or on an escape route.

8 Confirmations before final issue

Information required	Action
Dimensioned bin layout	Resolve the 700 mm bay depth against actual container sizes and operating clearance.
Resident and collector access	Confirm the access rights, door widths, removal route and collection point.
Restaurant waste quantities	Confirm dining spaces and peak waste by stream; demonstrate sufficient capacity between collections.
Collection arrangements	Provide the contractor details and agreed frequency within Condition 12 hours.
Ventilation	Show external openings and their free areas or provide a coordinated mechanical design.
Implementation	Agree the final drawings and implementation programme with the Council.

9 References and implementation

Sources: Manchester City Council decision notice 144649/FO/2025 dated 19 August 2026, Conditions 4, 8 and 12; Intellect drawing S06 Rev A in the supplied RV-7 package; Manchester City Council GD04 Waste Storage and Collection Guidance for New Developments, September 2023, Table 1 and Appendices A, C and D; Council commercial waste guidance; GOV.UK Simpler Recycling workplace guidance, updated 3 October 2025. Online references checked 5 October 2026.

Council guidance is available through Manchester City Council Waste Storage and Collection Guidance for New Developments. Workplace recycling guidance: https://www.gov.uk/guidance/simpler-recycling-workplace-recycling-in-england

Complete the confirmations above, submit the scheme and coordinated drawings for written approval under Condition 8, and implement the approved arrangements to the agreed timescale. Retain the approved storage, ventilation and collection arrangements thereafter.

10 Rear bin store location on the supplied plan

Extract from drawing S06 Rev A. The labels identify separate stores; they do not demonstrate that the proposed bins fit. Retain the distinction between the two uses in the revised layout.

