Waste Management Plan

Land Adjacent to 161 Mauldeth Road West, Manchester, M20 1BJ

(Erection of a two-storey three-bedroom dwellinghouse, including landscaping and car parking)

1. Introduction

This Waste Management Plan has been prepared in support of the discharge of Condition 5 attached to planning permission reference 139315/FO/2024.

The approved development relates to the erection of a two-storey three-bedroom dwellinghouse, including landscaping and car parking, on land adjacent to 161 Mauldeth Road West, Manchester, M20 1BJ, in accordance with planning permission reference 139315/FO/2024.

This document provides details of the proposed refuse and recycling storage arrangements, collection procedures, and ongoing waste management arrangements associated with the approved residential development.

2. Refuse Storage Location

A dedicated refuse and recycling storage area will be provided at the front of the property, adjacent to the site frontage, as shown on the Proposed Bin Storage and Refuse Plan (Drawing No. DR_401 Rev P3).

The proposed refuse storage area is:

- Located entirely within the application site, adjacent to the side boundary along Oakham Avenue;
- Positioned along the side of the property, providing convenient access for refuse collection;
- Easily accessible to the occupiers via the designated access route;
- Designed to accommodate the required general waste, food and garden waste, paper and cardboard, and mixed recycling containers; and
- Proposed to be provided with a hard, impervious and washable surface, as indicated on the submitted plan.

The refuse storage arrangement will be retained for the lifetime of the development.

3. Refuse and Recycling Provision

In accordance with Manchester City Council's requirements for low-rise domestic properties, the dwelling will be provided with dedicated storage for the Council's separate domestic waste and recycling streams.

The proposed provision comprises:

- 1 × General Waste bin – Grey/Black;
- 1 × Food & Garden Waste bin – Green;
- 1 × Paper & Cardboard recycling bin – Blue; and
- 1 × Glass, Cans & Plastics recycling bin – Brown.

The dedicated bin storage area has been designed to accommodate these containers, as shown on the Proposed Bin Storage and Refuse Plan (Drawing DR_401 Rev P3).

The waste and recycling containers provided and used at the property will be in accordance with Manchester City Council's domestic waste and recycling collection requirements.

4. Collection Arrangements

The refuse, food/garden waste and recycling containers will normally remain within the designated on-site storage area.

On scheduled collection days:

- the occupiers will present the appropriate containers at the agreed collection point adjacent to the site frontage for collection by Manchester City Council;
- following collection, all containers will be returned to the designated storage area on the same day.

No permanent storage of waste or recycling containers will take place on the public highway.

5. Management and Maintenance

The occupiers of the dwelling will be responsible for:

- presenting the appropriate waste and recycling containers for collection on the scheduled collection days;
- returning the containers to the designated storage area following collection;
- maintaining the storage area in a clean and tidy condition;
- ensuring that general refuse, food/garden waste and recyclable materials are placed within the appropriate containers;
- preventing waste from accumulating outside the designated storage area; and
- ensuring that the waste storage arrangements remain available for their intended purpose at all times.

The proposed waste storage arrangements shall be retained permanently thereafter.

6. Conclusion

The proposed waste storage and collection arrangements provide:

- an appropriate on-site storage facility for the Council's separate domestic waste and recycling streams;
- convenient access for occupiers and the local authority waste collection service;
- appropriate separation of general refuse, food/garden waste and recyclable materials;
- a hard, impervious and washable bin storage surface; and
- an effective long-term waste management arrangement for the approved residential development.

The proposed arrangements are considered appropriate for the scale and nature of the approved two-storey three-bedroom dwellinghouse and have been amended to reflect Manchester City Council's waste and recycling requirements for low-rise domestic properties.