

5.0 Management of Operational Waste - Commercial and Office

5.1 Introduction

This section outlines the strategy which will be adopted to manage the commercial waste arising within the Proposed Development once operational.

5.2 Waste Generation Model

The estimated waste generation levels have been quantified based on a metric for weekly waste generation arising sourced the Guidance. Where a suitable metric is not provided within the Guidance, waste generation metrics have been sourced from BS5906:2005 Waste Management in Buildings – Code of Practice. Table at Figure 5.1 summarises the waste generation metrics utilised in the waste generation model.

Type	General Waste(L/W)	Recyclables (L/W)	Food Waste (L/W)
Retail	1699	3398	566
No. 1100L Bin	2	3	
No. 140L Bin			4
Office	2853	5706	951
No. 1100L Bin	3	5	
No. 140L Bin			7

Figure 5.1 - Estimated Waste Arising

5.3 Proposed Waste management strategy - General

The proposed waste management strategy has been prepared to provide a high quality service to the tenants whilst also complying with the Guidance.

5.3.1 It is proposed that the commercial waste store area is located at Ground Floor with daily collection. Figure 5.5 at the following page shows the location of the waste store at ground floor.

5.3.2 It is proposed that waste storage areas for the office space will be provided at basement level (refer to Figure 5.6) in proximity of the office core. This waste storage area will house all office refuse, recyclable and food waste generated from each space will be stored prior to collection.

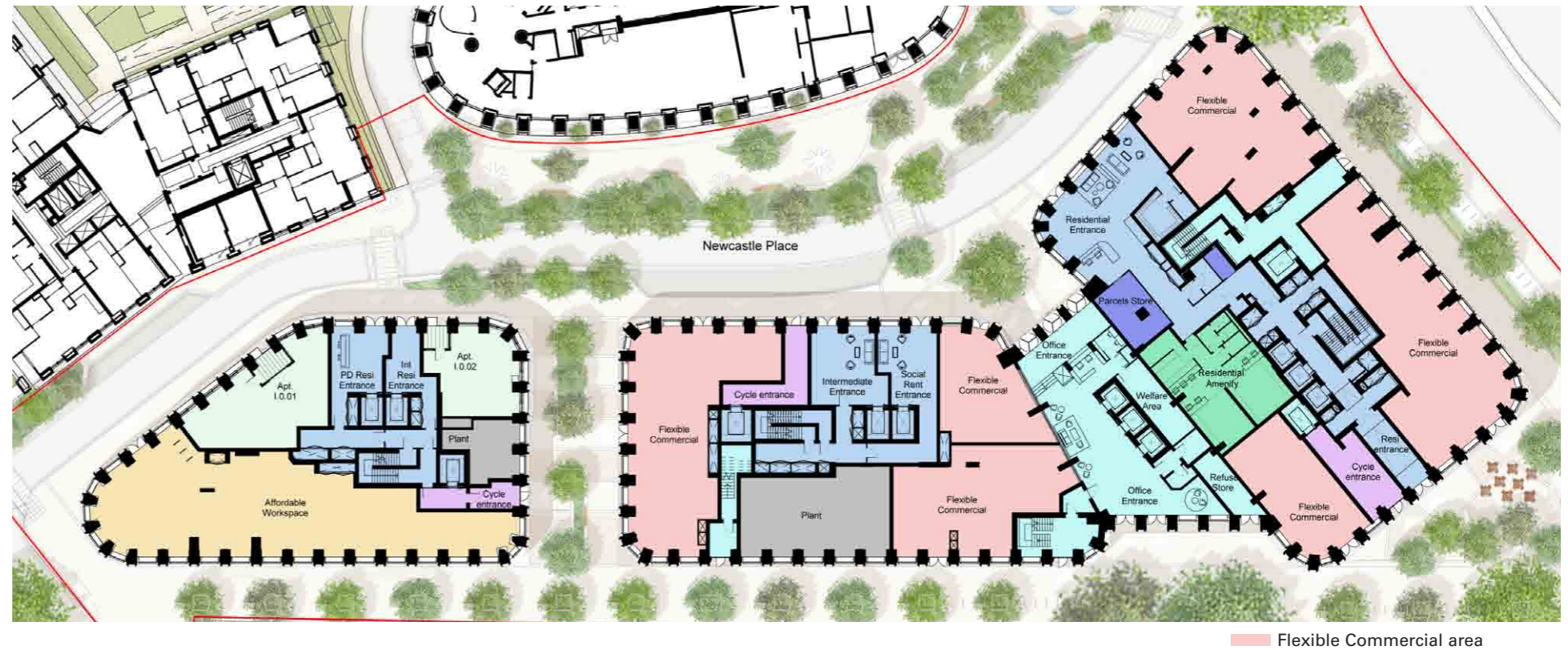


Figure 5.2 - Ground Floor Commercial Spaces

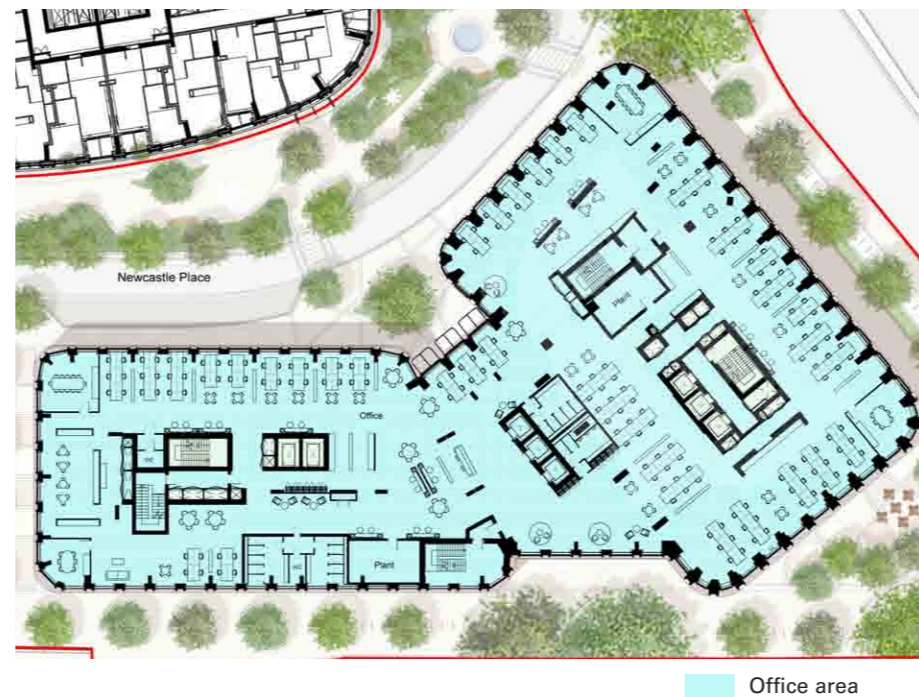


Figure 5.3 - First Floor Office Space

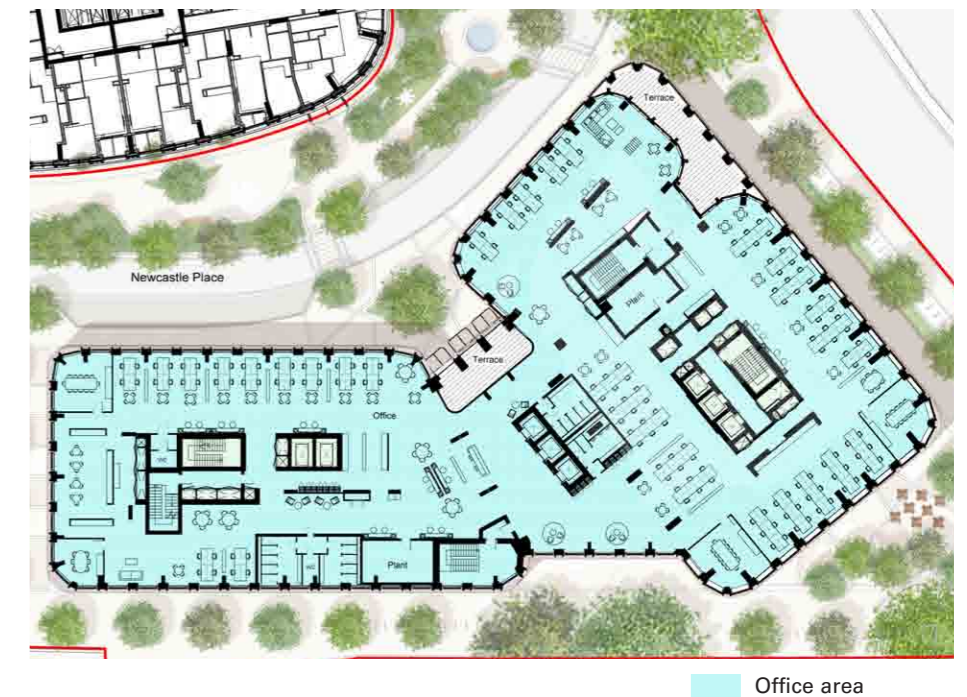


Figure 5.4 - Second Floor Office Space

5.4 Waste Storage Areas

It is proposed that each of the specific waste storage areas (Commercial and Office) will have sufficient space to accommodate the numbers of bins shown in Figure 5.1.

5.4.1 The office management team will be required to transport their own waste directly to their local waste storage area using the Office passenger lifts.

Once in the waste storage area, the Office management team will be required to segregate their waste into the appropriately labelled bins.

The specific waste storage areas shall be designed to BS5906:2005 – Waste Management in Buildings Code of Practice. In summary, the facilities should include the following:

- A suitable water point should be provided in close proximity to allow washing down;
- All surfaces shall be sealed with a suitable wash proof finish;
- All surface shall be easy to clean;
- Suitable floor drainage shall be provided; and
- Suitable lighting and ventilation shall be provided.

On the collection days nominated by WCC, the on-site FM team will transport the bins containing either the waste or recyclables from the office specific waste storage area to the waste presentation area at basement level 1 via the car park area. Please refer to figure 3.6 at the previous pages showing in principle the basement waste strategy.

The FM team will use an electric vehicle (EV) (or similar) to tow the 1,100 litre Eurobins within the car park at B1 and from the waste holding area at PGPS B2 to the presentation area at WEG B2 where the waste will be collected as described in the section 3.8.

Once the bins from the office waste store have been emptied by WCC’s waste management contractor, the FM team will return the bins to the waste storage areas.

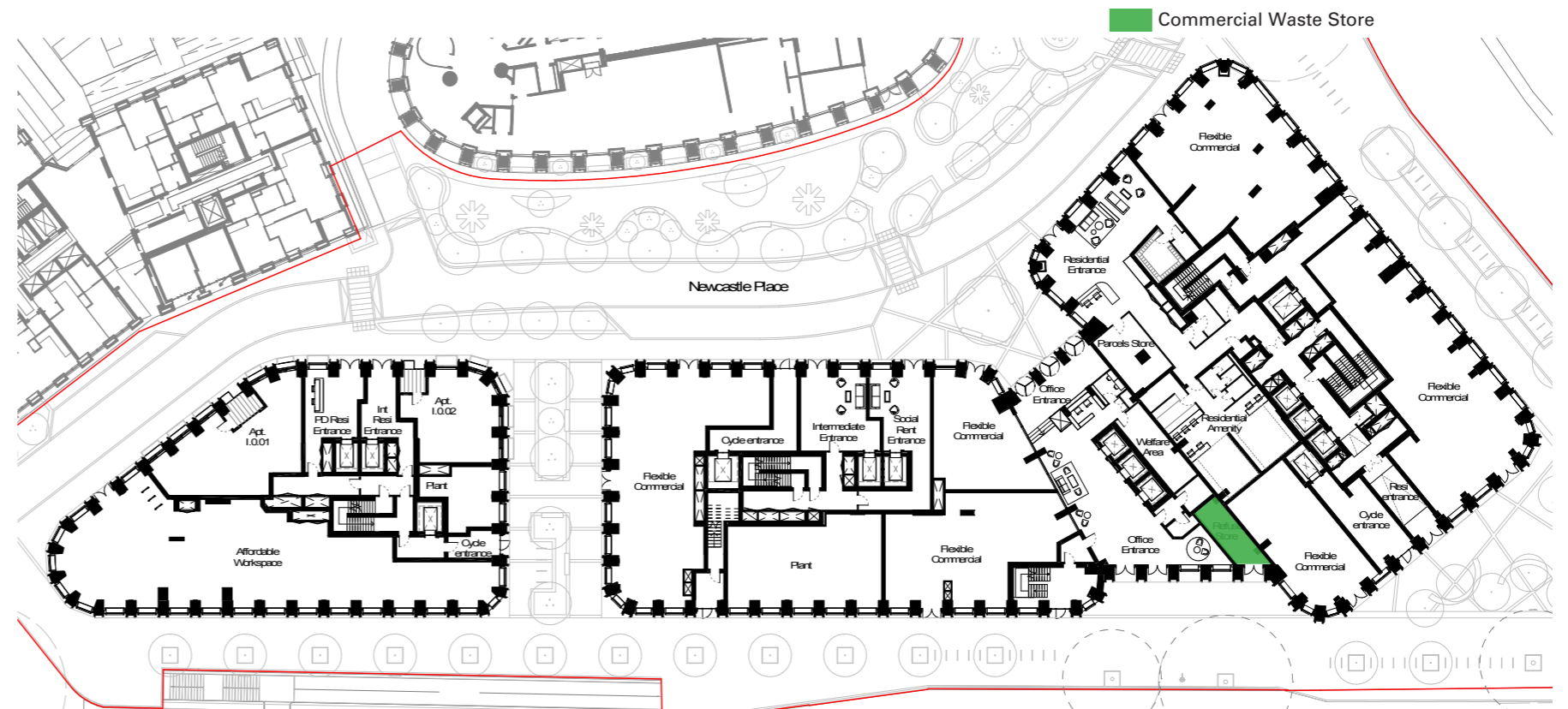


Figure 5.5 - Ground Floor Plan_ Commercial Waste Store Location

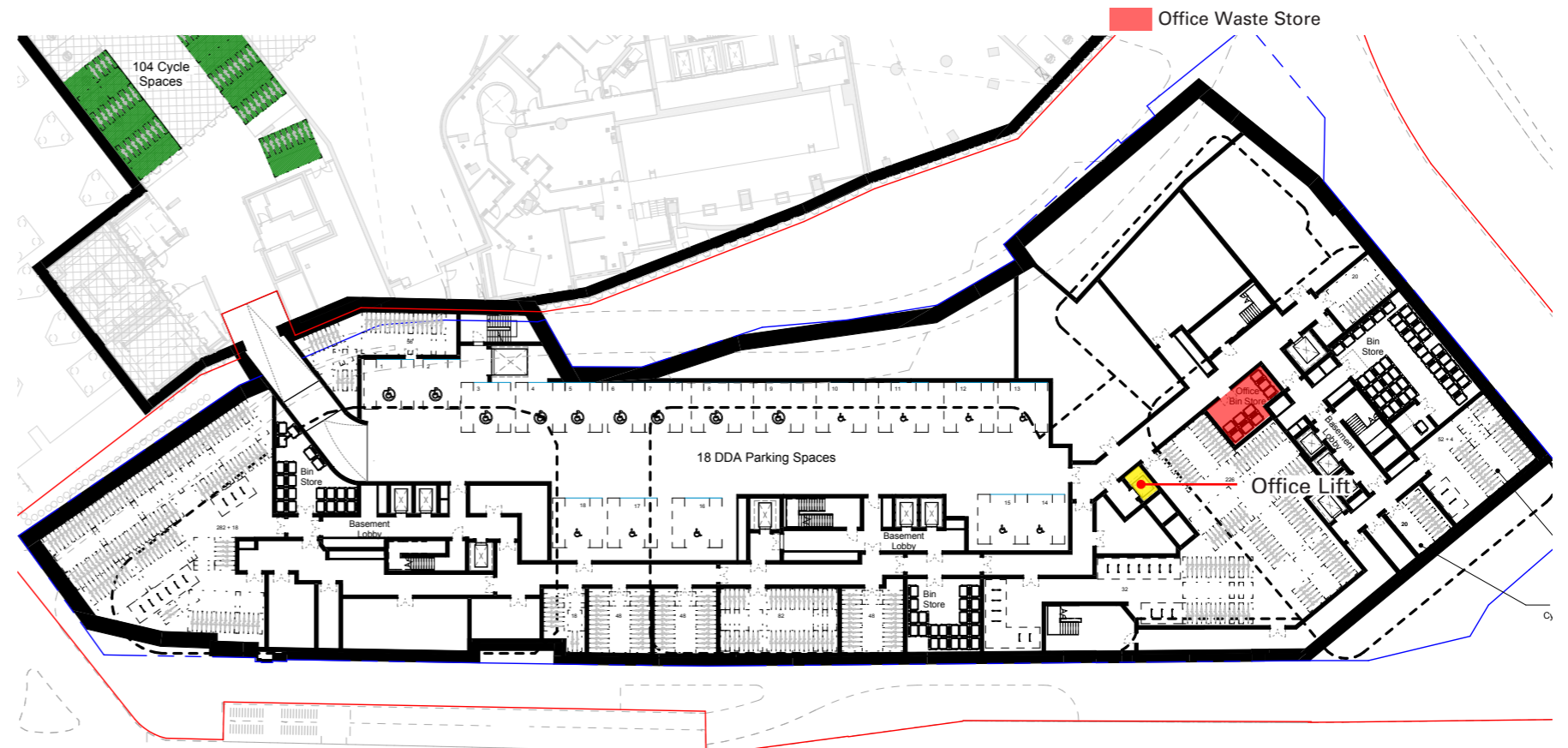


Figure 5.6 - Basement Plan_ Office Waste Store Location