

Brunswick Place, Manchester

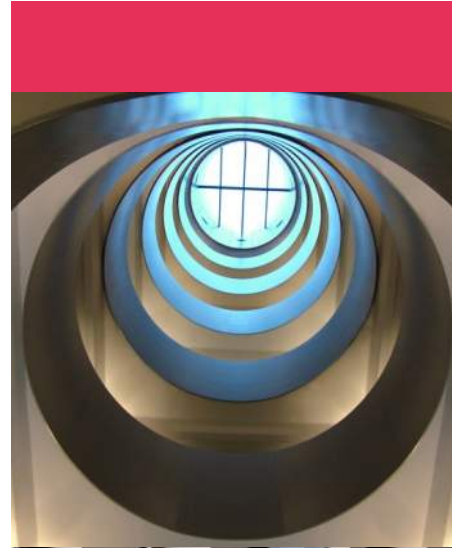
Waste Management Strategy

Curtins Ref: 78199-CUR-00-XX-RP-TP-003

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Client Name: Maryland Securities



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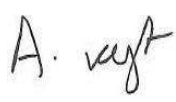
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Table of Contents

1.0	Introduction	1
1.1	Background	1
1.2	Purpose of This Report	1
1.3	Structure of the Report	1
2.0	Site Location and Highway Layout	2
2.1	Site Location.....	2
2.2	Surrounding Highway Network.....	2
3.0	Waste Management Policy	4
3.1	Introduction.....	4
3.2	Waste Management Plan for England.....	4
3.3	Waste Management in Buildings – Code of Practice (BS 5906:2005).....	5
3.4	Building Regulations.....	6
3.5	Controls on Animal By-Products	6
3.6	Waste Storage and Collection Guidance for New Developments (GD 04 – v6.00).....	6
4.0	Waste Forecasting and Strategy	7
4.1	Introduction.....	7
4.2	Waste Forecast	7
4.3	Bin Types.....	8
4.4	Waste Management Strategy – Internal Arrangements	8
4.5	Waste Management Strategy – Collections	10
5.0	Summary and Conclusions	11
5.1	Summary	11
5.2	Conclusions	11

Tables and Figures

Figure 2.1	– Site Location in Relation to the Local Highway Network (Source: ©OpenStreetMap)	2
Figure 3.1	– Evolution of Waste Management Practices. (Source: Defra)	5
Table 4.1	– Waste Forecast.	8

Drawings

- Drawing 78199-CUR-00-XX-DR-TP-05001** – Swept Path Analysis – Large Refuse Vehicle
- Drawing 78199-CUR-00-XX-DR-TP-06004** – Waste Management Strategy

Appendices

- Appendix A** – Proposed Site Layout
- Appendix B** – Manchester City Council Waste Pro Forma

1.0 Introduction

1.1 Background

1.1.1 Curtins has been appointed by Maryland Securities to provide transport planning advice in relation to a planning application for a new development on land off Bradford Road to the north of Manchester City Centre.

1.1.2 The proposed development would enable the creation of residential and commercial space across three buildings divided in two areas, as follows:

- Brunswick Mill:
 - Refurbishment of Brunswick Mill (Mill Building), to provide 1,891m² of commercial space at ground and first floors and 153 apartments from first to sixth floors;
 - The creation of a new public realm area within Brunswick Mill;
- Adjoining Sites:
 - Erection of a new six storey building (Mid Building) to the west of the Mill with 100 apartments;
 - Erection of a new four storey building on the eastern area of the site (Corner Building), fronting Beswick Street, providing 143m² of commercial space at ground floor and 24 apartments on the upper floors.
- Sitewide:
 - 81 car parking spaces; and
 - 317 cycle spaces.

1.1.3 The proposed site layout is provided in **Appendix A**.

1.1.4 Curtins visited the site on 10th January 2018 and again on 27th February 2021.

1.2 Purpose of This Report

1.2.1 This Waste Management Strategy (WMS) has been prepared to consider the potential refuse and recyclable waste volumes of the development, management strategy and collection arrangements.

1.3 Structure of the Report

1.3.1 Following this introduction, **Section 2** of the report provides a comprehensive description of the site location, including use and Highway Network surroundings whilst relevant local and national waste policy is summarised in **Section 3**.

1.3.2 **Section 4** contains the waste forecasting methodology used to establish the likely refuse generation associated with the development proposals, providing details of recycling, waste management and collection procedures. The report is summarised and concluded in **Section 5**.

1.3.3 **Appendix B** to the rear of this report contains a completed MCC Waste Pro Forma.

2.0 Site Location and Highway Layout

2.1 Site Location

2.1.1 The application site is located along the northeastern edge of Manchester City Centre, to the north of New Islington.

2.1.2 The site is bound to the north by Bradford Road, existing commercial properties to the east, Ashton canal to the south and Beswick Street to the west.

2.1.3 **Figure 2.1** below shows the site in a local context relating to the local highway network:

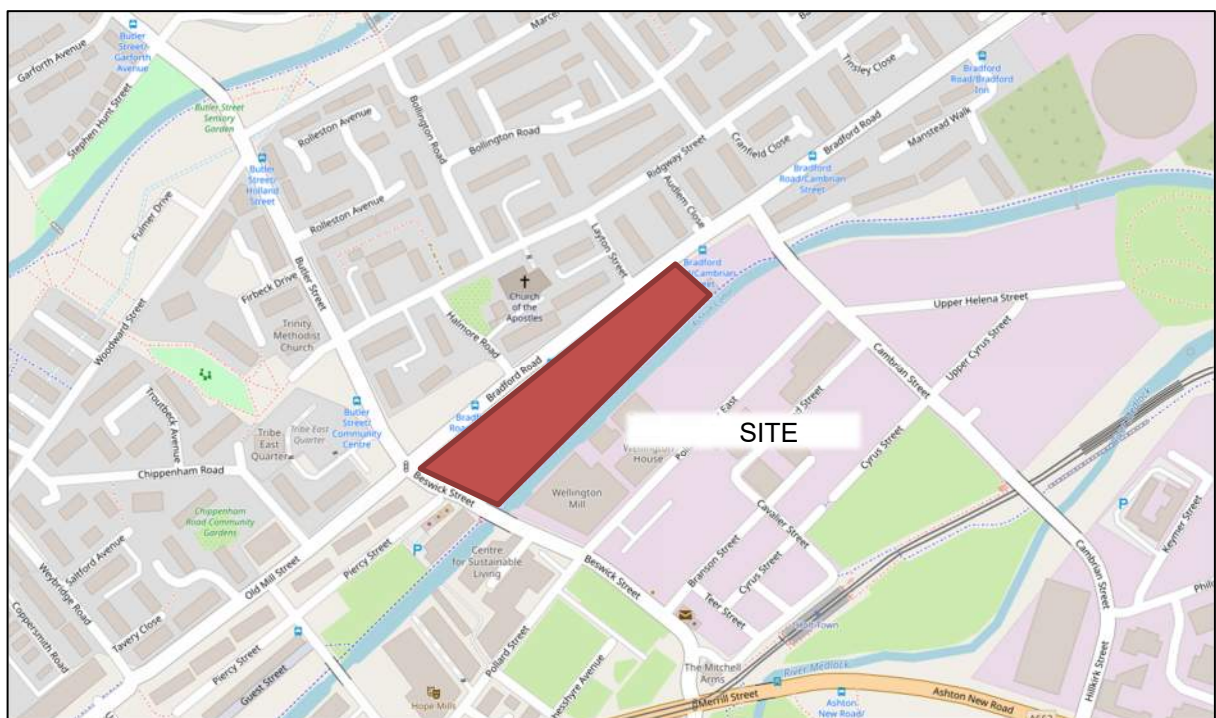


Figure 2.1 – Site Location in Relation to the Local Highway Network (Source: ©OpenStreetMap)

2.2 Surrounding Highway Network

Bradford Road

2.2.1 Bradford Road runs along the northern boundary of the site. This road comprises a two-lane carriageway, providing a route from Manchester City Centre to southern areas of Miles Platting. Bradford Road commences at a signalised junction with Beswick Street at the western corner of the site and continues for a length of c. 1.1km towards the north-east of Manchester City Centre, terminating at the signalised junction with A6010 Alan Turing Way. To the west of the site, Bradford Road continues towards the city centre as Old Mill Street.

- 2.2.2 The carriageway along Bradford Road is typically 7.5m wide. There are well-maintained footways on both sides of the carriageway which are approximately 2m wide to the south and circa 4.5m to the north, including a grass verge along some sections of the northern side. The road is well-lit with street lighting.
- 2.2.3 The junction with Beswick Street in the immediate vicinity of the site is complete with signalised pedestrian crossings, dropped kerbs, tactile paving and central refuge islands.
- 2.2.4 In the vicinity of the site, Bradford Road is subject to Traffic Regulation Orders (TROs) in the form of single yellow parking restrictions. There are also traffic calming measures in the form of raised pedestrian crossings along its entire length to enforce the speed limit of 30mph. There are bus stops in the immediate vicinity of the site, with the stop along the northern side of the road offering a shelter.

Beswick Street

- 2.2.5 Beswick Street runs adjacent to the west of the site. The road commences at the signalised junction with Bradford Road to the west of the site and extends in a south-easterly direction for c. 250m, where it continues as Frost Street.
- 2.2.6 The junction with Bradford Road in the immediate vicinity of the site is complete with signalised pedestrian crossings, dropped kerbs, tactile paving and central refuge islands. There are well-maintained footways along both sides of the road of 2m in width and street lighting is provided at regular intervals.
- 2.2.7 Beswick Street is subject to a speed limit of 20mph throughout and has TROs in the form of single yellow parking restrictions in the vicinity of the site.

3.0 Waste Management Policy

3.1 Introduction

3.1.1 When developing refuse strategies, it is important to be cognisant of the national and local waste management policies. The following section of the report provides an overview of the policies relevant to the Proposed Development.

3.2 Waste Management Plan for England

3.2.1 DEFRA's Resources and Waste Strategy sets out measures to eliminate avoidable plastic waste, tackle confusion over household recycling, and make sure that those responsible for creating polluting products pay for the costs of that pollution.

3.2.2 The Resources and Waste Strategy identifies five strategic ambitions:

- *"To work towards all plastic packaging placed on the market being recyclable, reusable or compostable by 2025;*
- *To work towards eliminating food waste to landfill by 2030;*
- *To eliminate avoidable plastic waste over the lifetime of the 25 Year Environment Plan;*
- *To double resource productivity by 2050; and*
- *To eliminate avoidable waste of all kinds by 2050."*

3.2.3 The next figure, included on the Plan, identifies the evolution of *The Waste Hierarchy* through the years, its current status, and the goal for 2030:

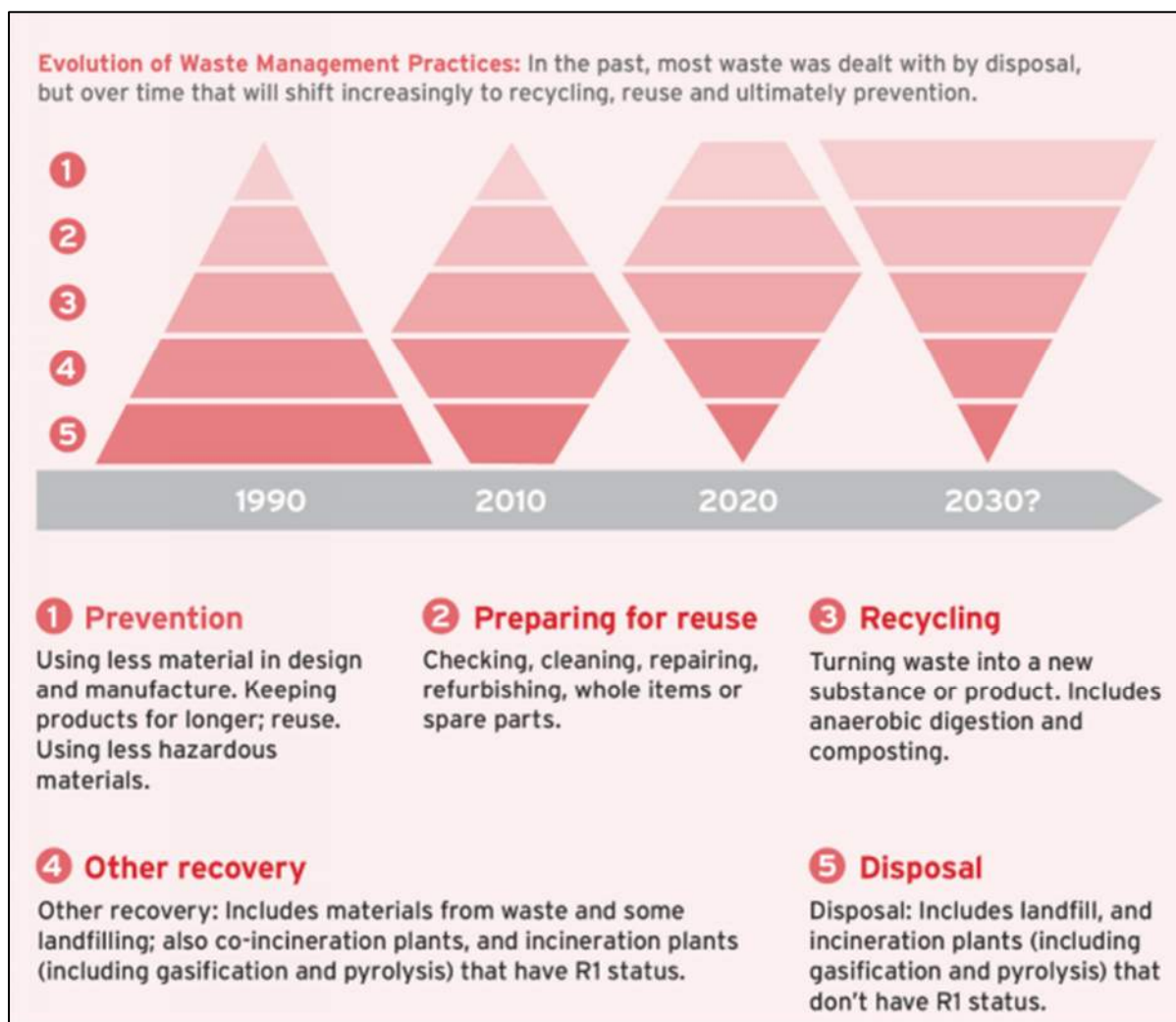


Figure 3.1 – Evolution of Waste Management Practices. (Source: Defra)

3.2.4 The 2030 hierarchy gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, then recovery, and last of all disposal (e.g.landfill).

3.2.5 This Waste Management Strategy (WMS) adheres to the above guidance, prioritising recycling.

3.3 Waste Management in Buildings – Code of Practice (BS 5906:2005)

3.3.1 To complement the Waste Management Plan for England, a National Code of Practice (BS 5906:2005) document has been developed and this provides guidance relating to waste forecasting for new developments.

3.3.2 This WMS has consulted the weekly arisings for domestic uses, included within this Code of Practice, to further support the estimated waste generation set on MCC's GD 04 waste guidance for High Rise developments.

3.4 Building Regulations

3.4.1 In addition to the above guidance, all new developments must comply with the requirements set out in Part H6 of the Building Regulations 2015 which states that adequate means of storing solid waste should be provided and adequate means of access should be provided for people in the building to the place of storage.

3.4.2 This WMS proposes waste storage areas which comply with the requirements set by Building Regulations document.

3.5 Controls on Animal By-Products

3.5.1 Organic waste recycling is subject to DEFRA's Controls on Animal By-Products – Guidance on regulation (EC) 1069/2009 and accompanying implementing Regulation (EC) 142/2011, enforced in England by the Animal By-Products (Enforcement) (England) Regulations 2011.

3.5.2 The regulations predominantly relate to food waste. These regulations state that if the volume of waste is over 20kg, it must be stored and labelled in a special container and will be collected by a licensed carrier, who records all stages of the waste movement.

3.5.3 It is the occupier's responsibility to ensure that a licensed waste company is arranged, and that it complies with the regulation.

3.6 Waste Storage and Collection Guidance for New Developments (GD 04 – v6.00)

3.6.1 At a more local level, Manchester City Council has prepared a Waste Storage and Collection Guidance Note which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.

3.6.2 The note states that all planning applications for new developments and conversions must include a Waste Management Strategy that includes:

- An estimated storage area for the waste produced by the development.;
- Details of internal and external stores for both waste and recycling; and
- Location of the proposed collection point and details of the route the collection will take.

3.6.3 The following sections of this report provide additional information on each of the above points whilst the pro forma document, contained at the rear of the guidance note, is included as **Appendix B**. This guidance has also been used to forecast the likely space required for waste and recycling containers.

4.0 Waste Forecasting and Strategy

4.1 Introduction

4.1.1 A key element of national and local policy is to ensure that new developments maximise recycling while minimising waste generation. It is important to ensure that developments facilitate high recycling rates by providing convenient, attractive and simple means to achieve Government's goals.

4.2 Waste Forecast

4.2.1 The waste forecast has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 6.00. For high rise residential developments this guidance recommends 0.43m² of storage space per apartment.

4.2.2 The proposals involve the construction of a residential-led scheme comprising three buildings, together accommodating 277 residential units (Use Class C3) distributed as:

- 153 apartments at the Mill Building;
- 100 apartments at the Mid Building; and
- 24 apartments at the Corner Building.

4.2.3 The proposals also include a total 2,034m² of commercial uses (Use Class E) at the ground floor, distributed as follows:

- 1,891m² at the Mill Building; and
- 143m² at the Corner Building.

4.2.4 MCC's GD04 guidance has also been consulted to estimate the waste generated by the proposed commercial uses. For retail uses, this guidance indicates a waste generation of 5,000l per 1,000m² of gross floor space.

4.2.5 Based on the requirements stated above, the following **Table 4.1** contains details of the necessary waste storage requirements for the residential uses and the waste generation of the commercial uses:

Residential Use			
Waste Storage	Mill Building (153 apt.)	Mid Building (100 apt.)	Corner Building (24)
Recommended area (m ²)	66m ²	43m ²	11m ²
Commercial Use			
Waste Stream	Mill Building (1,891m ²)	Corner Building (143m ²)	
Non-recyclable Waste	4,728l	358l	
DMR Recycling	3,073l	232l	
Glass Recycling	1,655l	125l	
Commercial Total	9,455l	715l	

Table 4.1 – Waste Forecast.

4.3 Bin Types

Residential Use

4.3.1 The main waste streams for the residential uses are:

- General waste;
- Pulpable recycling;
- Mixed recycling; and
- Organic recycling

4.3.2 Given the potential volumes involved for the use of the proposed development, the most suitable containers for the general waste and recycling streams would be 1,100l Eurobin.

Commercial Use

4.3.3 The commercial waste will be divided in three main streams:

- General waste;
- Dry Mixed Recycling; and
- Glass Recycling.

4.3.4 Given the potential volumes involved of the retail uses of this development, the most suitable containers for the general waste and recycling streams would be a combination of 1,100l and 240l bins.

4.4 Waste Management Strategy – Internal Arrangements

Residential Use

4.4.1 It is proposed that residents within the apartments would be provided with four bins. One for general waste, one for pulpable waste, one for co-mingled recyclates and a smaller recipient for organic waste.

- 4.4.2 The residents of the apartments will store waste internally within their apartments before taking it to the resident-accessible waste stores, located on the ground floor of each building, conveniently located in close proximity to the core.
- 4.4.3 The total residential waste storage area at the three buildings are as follows:
- Mill Building: 71.25m²;
 - Mid Building: 42.18m²; and
 - Corner Building: 26.49m².
- 4.4.4 These areas comply with the storage area requirements set by MCC and compiled above on **Table 4.1**, albeit the Mid Building is slightly under by 0.72m². Any additional space in the stores will be dedicated to improving accessibility to the bins and manoeuvrability of them. The Mid Building will require management of how the bins are stored and distributed within the store to maximise the available space. This will also be achieved by the management company moving bins between the three waste stores depending on space availability and actual waste generation, as this may vary between the different buildings.
- 4.4.5 It is envisaged that initially approximately 50% of the bins in the stores would be dedicated to recycling, including organic waste. The recycling rate can be updated upon review of the actual recycling rates following occupation.
- 4.4.6 The management company would be in charge of monitoring the recycling rates and promote actively high recycling rates within the building. This could be achieved by giving information on the benefits of recycling and information on how to segregate.
- 4.4.7 The waste storage areas will be well lit and ventilated. The floor will comprise an easily cleaned surface and adequate drainage will be provided.
- 4.4.8 The management company would be responsible for keeping the waste storage facilities clean and safe. They would also be responsible for cleaning the bins on a regular basis and arranging for replacing damaged bins when necessary.

Commercial Use

- 4.4.9 It is envisaged that the commercial uses of the development will store the waste in dedicated waste stores, adjacent to the residential stores but completely independent.
- 4.4.10 The total commercial waste storage area of the development is as follows:
- Mill Building: 26.14m²; and
 - Corner Building: 14.78m².

- 4.4.11 The store at the Mill building could accommodate circa nine 1,100l Eurobins, sufficient to cater for the anticipated 9,455l of weekly waste generation. It is considered that is some more waste intensive uses such as F&B occupy some of the units, these will store their waste internally within their own units.
- 4.4.12 The store at the Corner Building provides space for four 1,100l Eurobins, sufficient to cater for the forecast 715l and any worst-case scenario (i.e. F&B uses).

4.5 Waste Management Strategy – Collections

Residential Use

- 4.5.1 It is envisaged that MCC would collect the waste.
- 4.5.2 The storage rooms have been designed to accommodate the anticipated number of bins for all waste streams. The different streams will be independently accessible and space to manoeuvre the bins has been provided.
- 4.5.3 Two separate temporary external bin storage areas will be provided in the vicinity of the internal loading area. The Mill building will have the bins ready for collection in front of the waste store gates whilst the Mid Building will have the bins presented for collection between the waste store and the loading area. The Corner Building will have the bins presented for collection along Beswick Street footway.
- 4.5.4 It is envisaged that the management company would transport the bins from the bin stores to the presentation points. The Council waste operative would then transport the bins to the collection point to load the bins into the refuse vehicle. The maximum distance over which waste operatives will move the bins is circa 10m. Once the bins have been emptied, containers would be carried immediately back to the permanent bin stores by the management company.
- 4.5.5 As described above, the collection point for both the Mill Building and the Mid Building will be a new internal loading bay within the main car park. The collection point for the Corner Building is located along Beswick Street, where the vehicle would stop informally on a single yellow marking along Beswick Road. The refuse vehicle can safely stop at the collection point without interfering with the normal operation of both Beswick Street and the junction signals.
- 4.5.6 Details of the storage areas, loading bay, presentation points and routes are included in **Drawing 78199-CUR-00-XX-DR-TP-06004** whilst Drawing **78199-CUR-00-XX-DR-TP-05001** provides details of the swept path analysis of a large refuse vehicle.

Commercial Use

- 4.5.7 It is envisaged that the commercial use waste will be collected by a private contractor. Given the anticipated low volume of waste, it is considered that these uses will be served by weekly collections, unless F&B uses occupy some of the units, where waste will be collected more frequently. The final frequency of collection is expected to be established once the final occupiers of the units are confirmed.

5.0 Summary and Conclusions

5.1 Summary

5.1.1 Curtins has been appointed by Maryland Securities to provide transport planning advice in relation to a planning application for a new development on land off Bradford Road to the north of Manchester City Centre.

5.1.2 The proposals involve the construction of a residential-led scheme comprising three buildings, together accommodating 277 residential units (Use Class C3) distributed as:

- 153 apartments at the Mill Building;
- 100 apartments at the Mid Building; and
- 24 apartments at the Corner Building.

5.1.3 The proposals also include a total 2,034m² of commercial uses (Use Class E) at the ground floor, distributed as follows:

- 1,891m² at the Mill Building; and
- 143m² at the Corner Building.

5.1.4 This Waste Management Strategy (WMS) has been prepared to consider the potential refuse and recyclable waste volumes of the development, management strategy and collection arrangements.

5.1.5 The waste forecast has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 6.00.

5.1.6 The report concludes that the residential uses of the development will be served by Manchester City Council collections. On collection days, the bins will be transported by the management company to presentation areas in the vicinity of the collection points and then the Council operatives will transport them over a distance of 10m maximum to the collection point. The Council operatives would then load them into the refuse vehicle. Once the bins have been emptied, containers would be carried immediately back to the permanent bin store by the management company.

5.1.7 The commercial uses of the development will be served by a private contractor, with an estimated frequency of once-a-week collections. This will be reviewed once final occupiers are confirmed.

5.1.8 The size of the bin stores has been determined accordingly, whilst consideration to segregation and recycling has been given.

5.2 Conclusions

5.2.1 From a Waste Management perspective, there are no reasons why the development proposals should not be granted planning approval.

Drawings



BRADFORD ROAD

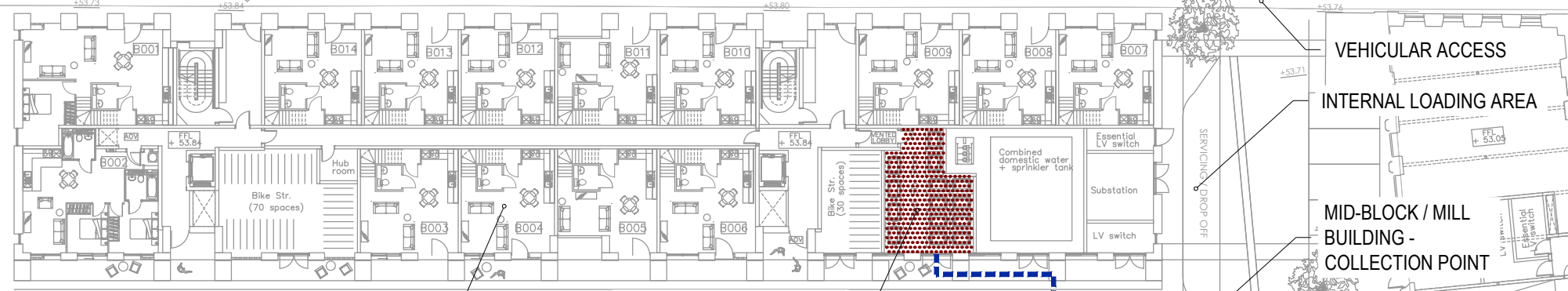
CORNER BLOCK -
COLLECTION POINT

CORNER BLOCK -
COMMERCIAL WASTE STORE

CORNER BLOCK

CORNER BLOCK -
RESIDENTIAL WASTE STORE

BESWICK STREET



VEHICULAR ACCESS

INTERNAL LOADING AREA

MID-BLOCK / MILL
BUILDING -
COLLECTION POINT

MID-BLOCK

MID-BLOCK - RESIDENTIAL
WASTE STORE

MID-BLOCK - BIN
PRESENTATION AREA

MILL BUILDING - BIN
PRESENTATION AREA

MILL BUILDING -
COMMERCIAL WASTE STORE

MILL BUILDING - RESIDENTIAL
WASTE STORE

MILL BUILDING

KEY:		RESIDENTIAL WASTE STORE
		COMMERCIAL WASTE STORE
		WASTE ROUTES



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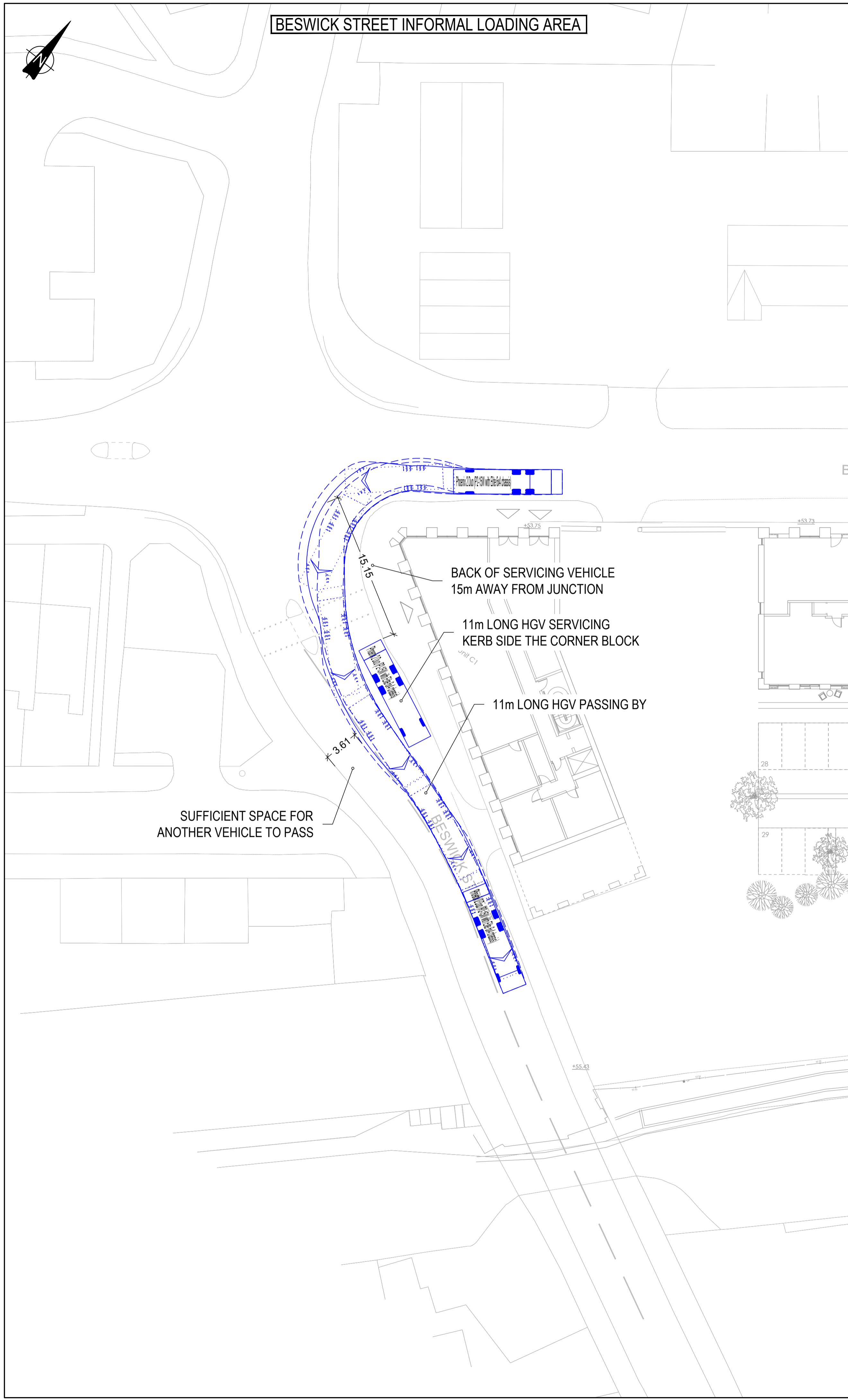
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Project:	BRUNSWICK MILL		Status:	FOR PLANNING	
Drg Title:	WASTE MANAGEMENT STRATEGY		Drawn By:	DD	Checked By: AV
			Designed By:	DD	Date: 15/04/21
			Scale: 1:400 @ A3		
Project No:	Originator:	Volume:	Level:	Type:	Role: Category / Number: Rev:

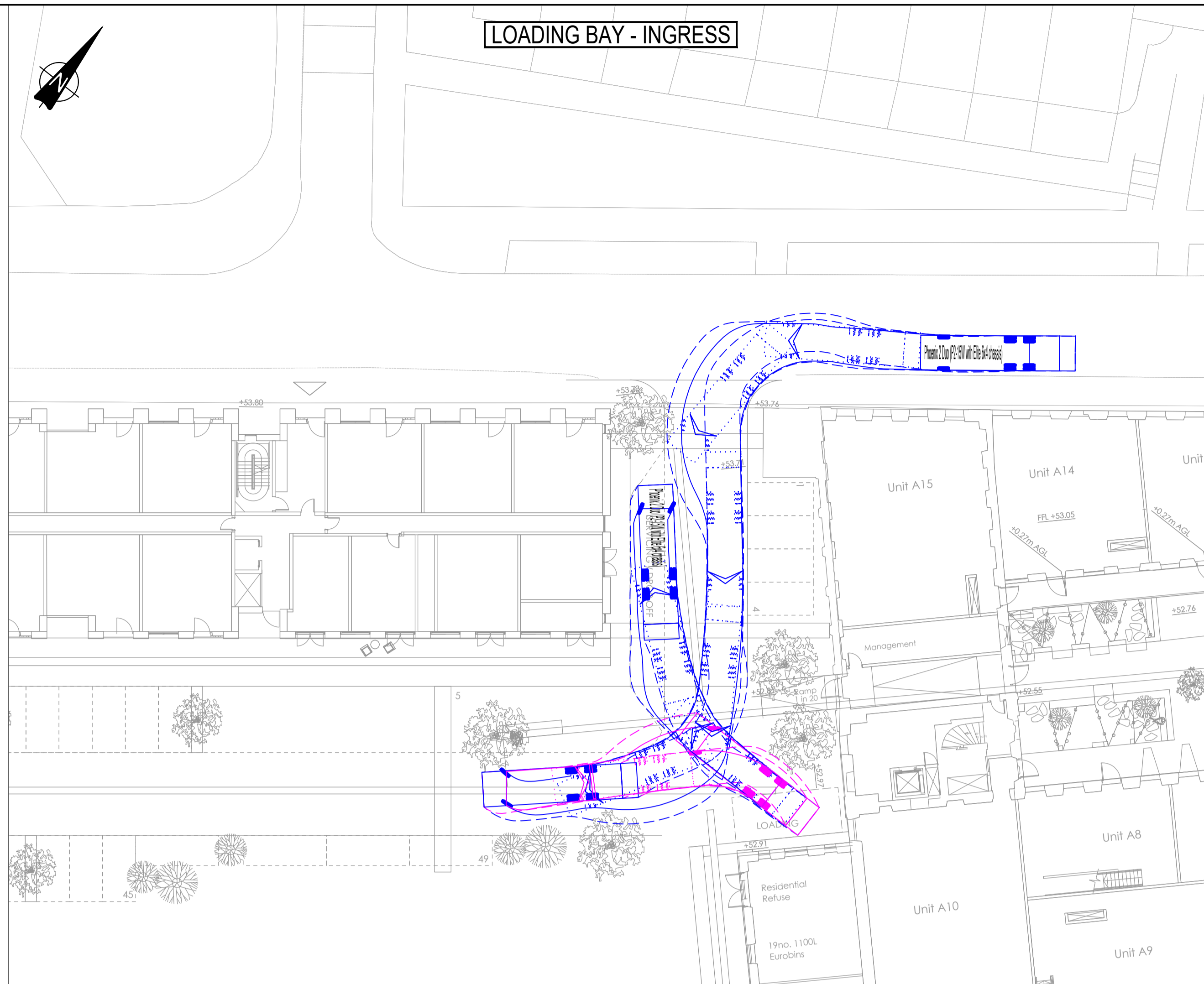
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GENERAL NOTES:	Rev:	Description:	Date:	By:	Chkd:
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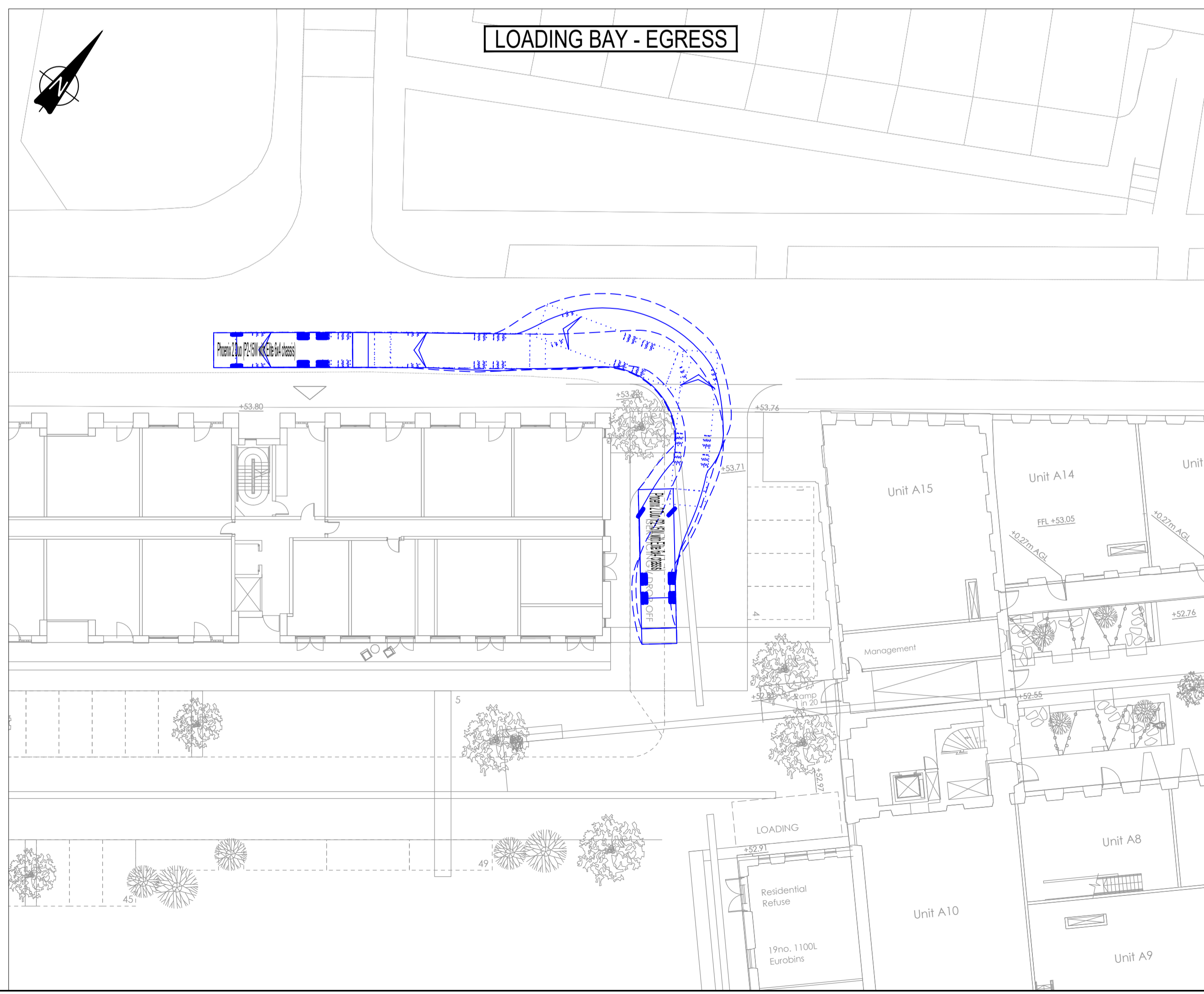
BESWICK STREET INFORMAL LOADING AREA



LOADING BAY - INGRESS



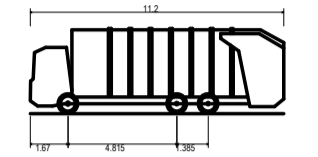
LOADING BAY - EGRESS



GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
3. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
4. FOR GENERAL NOTES REFER TO DRAWING.
5. THE CONTENT OF THIS DRAWING IS FOR INDICATIVE INFORMATION ONLY AND NOT SUITABLE FOR CONSTRUCTION PURPOSES

VEHICLE PROFILE:



Phonix 2 Dup (P2-15W with ERM 6x4 chassis)	11.500m
Overall Length	11.500m
Overall Width	2.500m
Overall Height	3.500m
Min Body Ground Clearance	2.500m
Track Width	2.500m
Lock to Lock	4.000m
Wheel to Wheel Turning Radius	4.000m

P03	Layout updated	12/04/21	DD	AV
P02	Layout updated	24/03/21	DD	AV
Rev:	Description:	Date:	By:	Chkd:



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Status: **PRELIMINARY**

Project: **BRUNSWICK MILL - MANCHESTER**

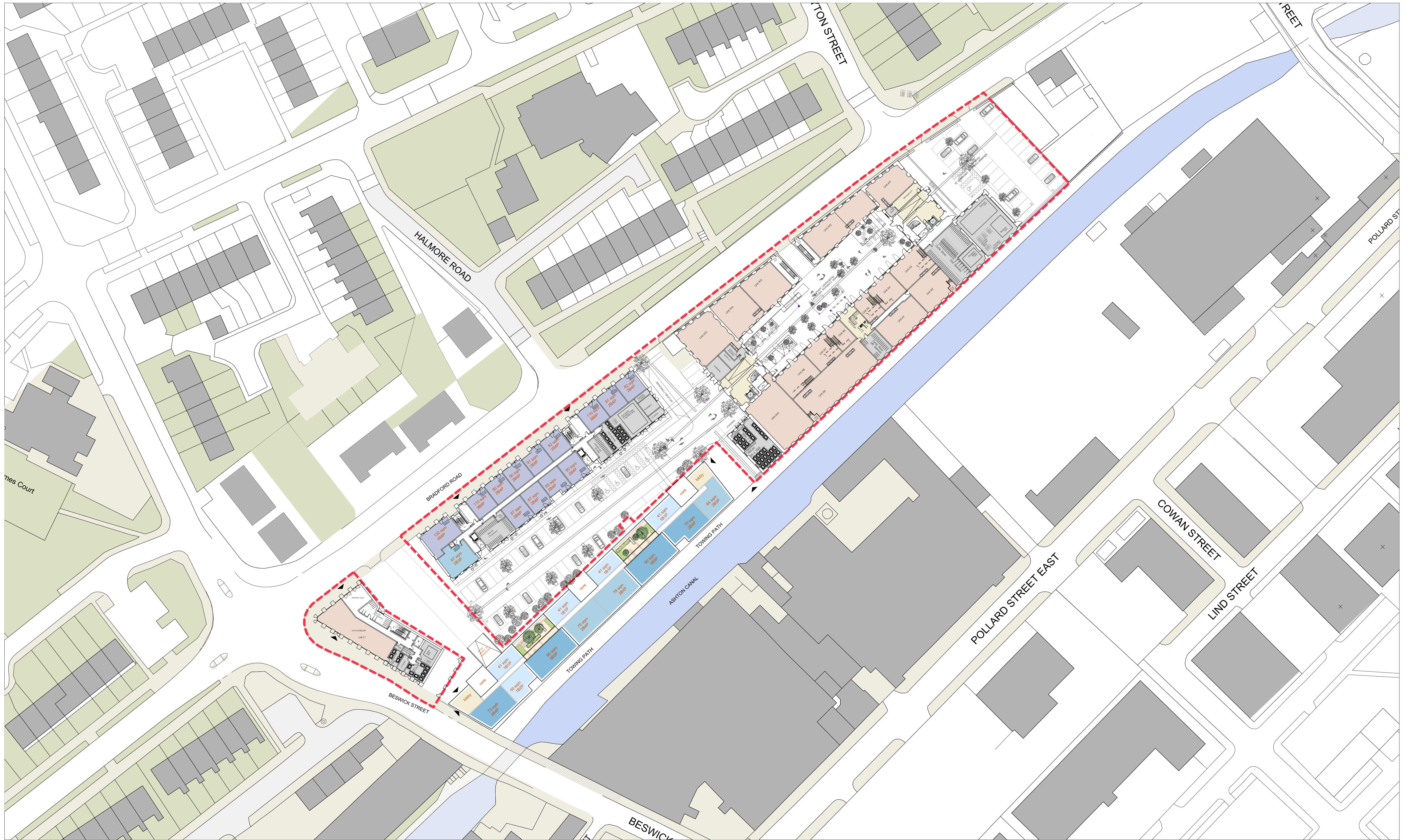
Dig Title: **SWEPT PATH ANALYSIS
 11.2m REFUSE VEHICLE**

Size:	A1	Date:	04/03/21	Drawn By:	DD	Designed By:	DD	Checked By:	AV
Scale:	1:250								
Project No:	Originator:	Volume:	Level:	Type:	Role:	Category/Number:	Rev:		

78199 - CUR - 00 - XX - DR - TP - 05001 - P03

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Appendix A – Proposed Site Layout

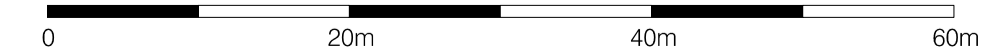
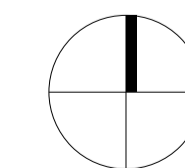


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revisions + notes:
 REV. P3 02/03/2021 Boundary adjusted. Extent of outbuilding demolition in NE car park amended
 REV. P4 10/03/2021 Plant rooms updated in line with Clancy layouts issued 08/03/2021
 REV. P5 22/03/2021 Mill bin store entrances re-orientated. Red line planning boundary extended to include footpaths outside site.
 REV. P6 01/04/2021 PLANNING ISSUE

DO NOT SCALE
 Work to annotated dimensions only.
 Read drawing in conjunction with relevant specification,
 Structural Engineers' and Services Engineers' drawings.
 Confirm all dimensions before commencement of any
 work on site or fabrication.

NOTE:
 PROPOSALS OUTSIDE THE SITE BOUNDARY
 ARE INDICATIVE AND NOT PART OF THIS
 PLANNING APPLICATION



client: MARYLAND SECURITIES	date: FEBRUARY 2021
project: BRUNSWICK MILL DEVELOPMENT	scale: 1:500 @A1 1:1000 @A3
title: INDICATIVE SITE WIDE MASTERPLAN GROUND LEVEL	drawing number: L(-)000
status: PLANNING	job number: 0586
	revision: P6

Appendix B – MCC Waste Pro Forma

Appendix E Proforma for Planning Applications



Planning Application – Waste Management Strategy

Planning Application Number: TBC

Date Submitted: 06/05/21

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	
Pulpable Recycling	140 / 240	1 x wheeled bin	
Mixed Recycling	140 / 240	1 x wheeled bin	
Garden Waste	140 / 240	1 x wheeled bin	
Food Waste	23	1 x 23 litre caddy	

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	Mill Building - 71sqm Mid Building - 42sqm Corner Building - 26sqm

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation -	Consideration has been given to appropriately ventilate the waste storage facilities. Details have been provided in relevant documentation.
Hygiene -	Storage rooms will be constructed in permeable materials. The management company will be responsible of cleaning the facilities.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

The management company.

Please ensure that you have attached:

Detailed plans of waste stores	<input checked="" type="checkbox"/>
Location plans showing stores	<input checked="" type="checkbox"/>
Location plans showing the proposed collection point and the route the collection vehicle will take	<input checked="" type="checkbox"/>

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

Our Locations

Birmingham

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Bridge Street
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