

Northern Gateway (JPA1.1)

Outline Planning Application

Framework Site Waste Management Plan



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Northern Gateway (JPA1.1 Heywood / Pilsworth)

April 2025



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Northern Gateway Development Vehicle LLP

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1. Introduction

This Framework Site Waste Management Plan (SWMP) has been prepared to establish and overarching framework to support the sustainable management of waste and resources throughout construction and operation of the proposed development at Northern Gateway.

This Framework SMWP has been prepared by Turley Sustainability and ESG, on behalf of Northern Gateway Development Vehicle LLP ('the applicant'), in support of their outline planning application for a national-scale employment development on allocated land at Heywood/Pilsworth (Northern Gateway).

1.1 The Proposed Site

The Application Site encompasses 209.8 hectares (ha) of land at Heywood/Pilsworth, situated within the administrative boundaries of Bury Council ('BC') (120.15 ha) and Rochdale Borough Council ('RBC') (89.65 ha), in Greater Manchester.

The site at Heywood/Pilsworth is allocated under the Places for Everyone Joint Development Plan ('Pfe') Policy JP Allocation 1.1 for a nationally significant employment development, capable of delivering around 1.2 million square metres ('sqm') of industrial and warehousing floorspace, 1,200 homes, a primary school and an appropriate range of supporting and ancillary services and facilities, such as a new local centre, hotel, leisure and conference facilities.

This planning application represents a major part of the JPA1.1 Allocation Site and seeks approval for new employment (Use Class B8 and B2) floorspace and ancillary uses on 209.8 hectares (ha) of land.

The site currently comprises a network of agricultural land parcels, most of which are used for pasture. A network of hedgerows spans across the site, mostly situated along field boundaries or aligning internal private access roads. There are a number of farm and residential properties within the site along Moss Hall Road, Whittle Lane and Dr Fold Lane. Existing access roads include Castle Road, Moss Hall Road, Pilsworth Road, Whittle Lane.

1.2 The Proposed Development

The development for which outline planning permission (with all matters reserved) is sought through the Application. This comprises a national-scale employment development, including logistics, warehousing, industrial and manufacturing uses, with a range of other supporting ancillary uses and associated demolition works, landscaping, drainage, ecological enhancements, highway works, cycleway and footpath linkages and other ancillary infrastructure.

The Proposed Scheme seeks consent for the following quantum of development:

- Up to 600,000 sqm of employment floorspace, comprising 70% Use Class B8 and 30% Use Class B2, E(g)(ii) and E(g)(iii) floorspace
- Up to 5,000 sqm of other supporting ancillary uses (in accordance with the Uses Schedule).

The Illustrative Development Masterplan is shown in **Figure 1** overleaf.

1.3 Purpose and Scope

This Framework SWMP sets out an overarching framework for waste reduction and resource efficiency which will be incorporated into each of the detailed phases of project design, construction, and operation to ensure policy compliance and promote best practice waste management.

This strategy presents a flexible framework that will be implemented during the detailed design phases of the development. All future Reserved Matters (RM) applications will be supported by detailed SWMPs which will adopt the principles and targets set out in this overarching strategy document.

1.4 Document Structure

This Framework SWMP is set out under the following section headings:

2. Policy & Guidelines – Sets out policy and guidance with regards to waste management at the national and local level.

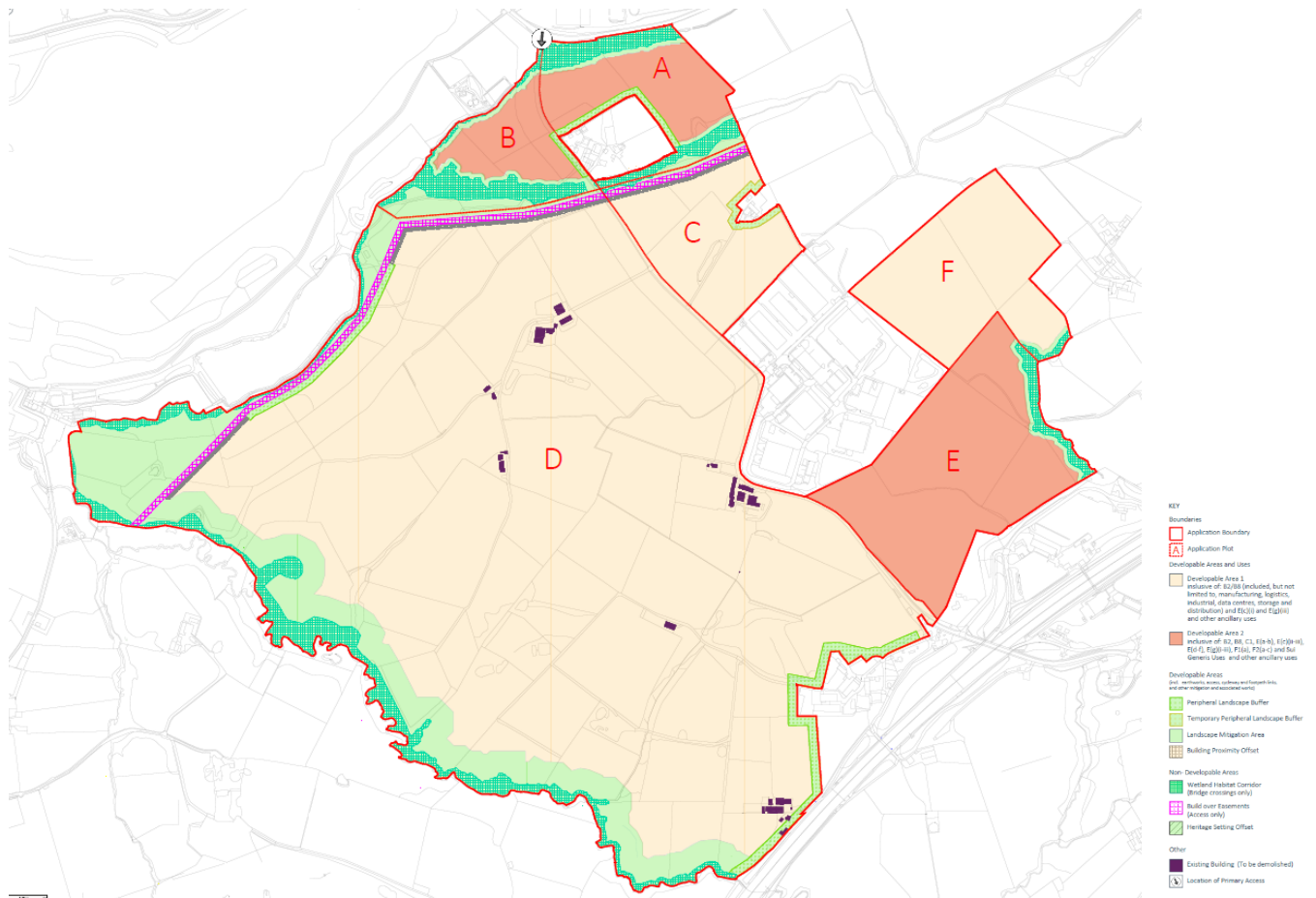
3. Construction Waste Management – Provides an estimation of construction waste totals and details on the waste management principles to be applied during the design and construction stages.

4. Operational Waste Management – Provides information on the design of waste collection facilities and the sustainable management of waste to be implemented upon occupation of the proposed development.

5. Contextualisation of Waste at Northern Gateway – Includes a review of the Environmental Impact Assessment Waste Scoping Report, which assesses the impact of the development on local waste management capacity.

6. Conclusion – Concludes the Statement.

Figure 1: Outline Parameter Plan (Source: Turley)



2. Policy & Guidelines

This section provides an overview of relevant planning policy and guidance regarding waste management at the local and national level.

This section provides an overview of the key policies which will be taken into account during the design, construction, and operation of Northern Gateway.

2.1 National Policy

2.1.1 The Environmental Protection Act – The Environmental Protection Act is the definitive Act for the structure and authority of waste management in England, Wales and Scotland. The Act places a ‘duty of care’ on anyone who produces, imports, transports, stores, treats or disposes of waste to ensure that it is handled safely and within the law.

2.1.2 Waste Framework Directive – The revised Waste Framework Directive (2008) was adopted into UK law in 2011. It establishes waste as a valuable resource with a focus on waste prevention.

A key part of the directive is the waste hierarchy which prioritises waste prevention, followed by re-use, then recycling, then energy recovery and disposal as a last resort, as shown in **Figure 2**.

Waste hierarchy



Figure 2: The Waste Hierarchy

2.1.3 The Waste (England and Wales) Regulation (2011) – Requires that metal, glass, paper and plastic are collected separately where it is “Technically and Environmentally and Economically Practicable” (TEEP) to do so.

2.1.4 National Planning Policy for Waste – The National Planning Policy for Waste (2014)¹ sets out detailed waste planning policies.

Paragraph 8 of this document states that, when determining planning applications for non-waste development, local planning authorities should seek to ensure that:

- Sufficient provision is made for waste management and promotes good design to secure the integration of waste management facilities; and
- The handling of waste arising from the construction and operation of development maximises reuse / recovery opportunities and minimises off-site disposal.

¹ [National planning policy for waste - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

2.1.6 The Environmental Bill (2021) – The resource efficiency and waste reduction part of the Bill is Environment Bill is based upon the four principles of the government's Waste and Resources Strategy for England which are:

1. Consistency of waste and recycling collections
2. Extending producer responsibility
3. Deposit Return Scheme (DRS)
4. Plastic packaging tax.

2.1.7 Hazardous Waste (England and Wales) Regulations 2005 – The Hazardous Waste (England and Wales) Regulations 2005 (as amended) sets out the process for the control and tracking of hazardous waste in England and Wales. Various wastes are listed as hazardous, including a number of common items, such as fluorescent lighting tubes and some types of electronic and electrical equipment. The Regulations put in place strict controls on treatment and disposal of hazardous waste. Waste producers are required to separate hazardous materials from general waste to allow for separate disposal. Hazardous wastes are required to be treated prior to disposal to reduce toxicity and recover residual value.

2.1.8 Waste Electrical and Electronic Equipment (WEEE) – The Waste Electrical and Electronic Equipment Regulations 2013 (as amended) is the underpinning UK legislation for Electrical and Electronic Equipment (EEE). Notably, the regulation requires all distributors to offer free take back on WEEE.

2.1.9 The Separation of Waste (England) Regulations 2024 – On the 31st of March 2025, new recycling regulations are due to come into effect, introducing new waste separation protocols for businesses and individuals across England. The regulations will require businesses producing more than 5kg of food waste to separate out food waste from general waste streams. Businesses will be

required to segregate the following materials for recycling:

- Glass.
- Metal.
- Plastic.
- Paper and Cardboard.
- Cartons.
- Food Waste.

2.2 Local Policy and Guidance

2.2.1 Places for Everyone

Places for Everyone ('Pfe')² is a long-term joint development plan produced by the Greater Manchester Combined Authority ('GMCA') on behalf of nine Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Pfe became part of the statutory Development Plan for the nine authorities on 21st March 2024.

Key requirements in relation to waste are summarised below.

Policy JP-S6 'Resource Efficiency' – States that the achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. In relation to new development, JP-S6 supports using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

2.2.2 Greater Manchester Joint Waste Development Plan Document

The Greater Manchester Joint Waste Development Plan Document sets out a waste planning strategy for the region up to 2027. A key aim of the plan is to promote the movement of waste up the waste hierarchy, assuming minimisation at source,

² [Microsoft Word - Places for Everyone Joint Development Plan .docx](#)

increasing reuse, recycling and recovery, whilst recognising there may still be a need for additional landfill capacity for residual wastes.

2.2.2 GMCA Sustainable Consumption & Production Plan 2022-2025

The GMCA Sustainable Consumption & Production Plan sets out how Greater Manchester can contribute to becoming carbon neutral primarily focusing on scope 3 Emissions, which includes waste. Key targets within the plan include:

- Reduction in raw material consumption.
- 65% recycling rate for municipal solid waste and no more than 10% to landfill by 2035.
- Reduction in avoidable food waste working towards the Government's Resources and Waste Strategy ambition of eliminating avoidable waste of all kinds by 2050.
- Reduction in residual waste sent to landfill and incineration.

2.2.4 Rochdale Core Strategy

Policy G11 - Managing waste – promotes the use of site waste management plans in major construction projects within the borough. In line with best practice, waste should be managed in accordance with the Waste Hierarchy, which prioritises waste prevention, followed by re-use, recycling, then energy recovery and disposal as a last resort.

2.2.5 Bury Unitary Development Plan (1997)

Policy MW3/2 Waste Recycling and Bulk Reduction – states that the Council will give favourable consideration to proposals which facilitate the

economic recycling and reclamation of waste materials and the bulk reduction of waste.

2.2.6 Bury Validation Requirements Checklist –

BC's local planning application validation checklist requires all proposals involving the creation of new dwellings or new business, retail, food, pub and restaurant uses, industrial or leisure or other similar developments development to provide details of proposed facilities for the storage and collection of refuse, including recycling facilities and access for refuse collection vehicles.

2.3 Policy Summary

Both national and local policy aim to reduce waste and promote the sustainable management of waste and resources.

Locally, PFE Policy **JP-S6** encourages new development to use sustainable design and construction techniques to reduce and recycle waste. Rochdale Core Strategy Policy G11 encourages the use of SWMPs and management of waste in accordance with the Waste Hierarchy. Bury Unitary Development Plan encourages recycling, reclamation, and waste reduction, and requires applications to provide details on the proposed facilities for the storage and collection of refuse, including recycling.

This Framework SMWP will set out how the proposed development at Northern Gateway will implement best practice procedures to reduce and manage waste during both construction and operational phases, in accordance with both local and national policy requirements.

3. Site Waste Management

The following section details the waste management principles that will be adopted during the construction stages at Northern Gateway.

3.1 Introduction

This chapter establishes the waste management principles that will be adopted during the design and construction stages and taken into account during the future production of RMA SWMPs.

This section sets out high-level waste estimates, waste reduction and recycling targets, and measures that will be implemented to ensure the sustainable management of construction waste and resources.

Future RMA applications will be required to provide a SWMP setting out further detail on waste forecasts and how waste will be managed in line with the targets and measures set out in this Framework SWMP.

3.2 Demolition, Excavation and Construction Waste Estimates

3.3.1 Demolition Waste Estimate

The site largely comprises a network of agricultural land parcels, most of which are used for pasture; however, there are a number of existing buildings and structures on site that will need to be demolished to allow for the development.

The maximum extent of demolition is shown in the Parameter Plan 3: Excavation, Retention, and Demolition in **Appendix A**. At this stage, the

demolition plan shows the maximum extent of existing buildings that could be demolished as part of the development. Where it is not possible to confirm which features are being removed or retained, a 'worst case' demolition scenario has been assumed. Further detailed information on demolition and retention of existing buildings will be provided in the SWMP for each RM application.

Where an RM application requires a building to be demolished, a pre-demolition audit will be undertaken in order to determine the type and volume of materials that will be demolished, and to identify any opportunities for reuse or recycling. The results of the pre-demolition audit should be included in the SWMP for each RM application.

3.3.2 Excavation Waste Estimate

To achieve appropriate levels, it is anticipated that there will be areas of the site where levels will both substantially reduce (cut) and increase (area of fill). It is anticipated that material will generally be cut from the east and placed in the west due to the topography of the site which slopes towards the west. The design of the site will aim to achieve a cut and fill balance across the site where feasible in order to minimise the need for import/ export of material.

A preliminary cut and fill assessment has been undertaken by Tetrattech. The assessment has aimed to achieve a balance of cut and fill material across the site where possible, but generally indicates that a net surplus of material is likely to be produced, which will need to be exported from the site. The SWMP for each RM application will be required to provide a detailed cut and fill calculation and estimation of excavation waste for that phase of the development.

Waste arising from site clearance, excavation and earthworks is likely to comprise of at least some of the following: vegetation, topsoil, gravel, and clay material. Should an excess of material be produced on site, the contractor will be responsible for identifying options for disposal of this material which includes reuse/ disposal locally where possible. Likewise, if 'fill' is required from external sources, the Contractor will endeavour to source from local markets. Any Topsoil will be handled in accordance with BS3882:2015, Specification for topsoil.

3.3.3 Construction Waste Estimate

Baseline construction waste totals have been estimated using BREEAM entry-level performance metrics for new build projects. BREEAM is developed and operated by the Building Research Establishment (BRE) and benchmarks are based on a range of quality and performance standards combined with the latest scientific research. The standard established entry-level construction waste benchmarks are:

- $\leq 13.3\text{m}^3$ or ≤ 11.1 tonnes of waste per 100m^2 floor area.

Table 1 demonstrates the estimated baseline construction waste totals that could be produced by the development. The proposed floor areas have been established based on the indicative development specification and uses schedule and are subject to further detailed design. The SWMP for each respective RM application will be required to provide updated construction waste estimates based on the detailed design proposals.

Table 1: Baseline Construction Waste Arisings

Use	GIA [m^2]	Waste Baseline [tonnes]	Waste Baseline [m^3]
Employment Floorspace	Up to 600,000	66,600	79,800
Supporting Ancillary Uses	Up to 5,000	555	665
TOTAL	Up to 605,000	67,155	80,465

The development at Northern Gateway will be a standard construction and construction waste is likely to consist of the following materials:

- Insulation materials;
- Concrete, bricks, tiles and ceramics;
- Wood, glass and plastic;
- Bituminous mixtures, coal tar and tar;
- Metallic waste (including cables and pipes);
- Soil, contaminated soil, stones and dredging spoil;
- Gypsum;
- Cement;
- Paints and varnishes; and
- Adhesives and sealants.

3.3 Construction Waste Targets

Appropriate targets and objectives should be set to ensure that a clear action plan is in place for the minimisation and recycling of waste and materials.

In accordance with the Waste Hierarchy, the proposed development will aim to significantly reduce the total amount of waste being produced in the first instance. Where waste cannot be prevented, waste materials or products should be reused or recycled, thereby reducing the volume of waste sent to landfill.

The following targets have been set for demolition, excavation, and construction waste at Northern Gateway. The SWMP for each respective RM application will adopt the targets set out in this

report as a minimum, and assess opportunities to introduce more ambitious targets where feasible:

- **Construction resource efficiency-** Reduce construction waste, targeting a higher construction waste resource efficiency of $\leq 7.5\text{m}^3$ or ≤ 6.5 tonnes of waste per 100m^2 floor area in line with achieving two credits under BREEAM.
- **Diversion from landfill-** Aim to meet the following BREEAM 'exemplary level' diversion from landfill benchmarks for non-hazardous construction, demolition, and excavation waste:
 - Non-demolition 85% (by volume) 90% (by weight).
 - Demolition 85% (by volume) 95% (by weight).
 - Excavation 95% (by volume) 95% (by weight).

Table 2 demonstrates the estimated construction waste totals for the development should the above targets be achieved.

Table 2: Construction Waste Targets

Area	High Efficiency Waste Baseline [t]	Diversion from landfill (90% by weight)	Residual waste (10% by weight) [t]
Employment Floorspace	39,000	35,100	3,900
Supporting Ancillary Uses	325	292.5	32.5
TOTAL	39,325	35,393	3,933

Targeting a higher construction resource efficiency of $\leq 7.5\text{m}^3$ or ≤ 6.5 tonnes of waste per 100m^2 floor area will result in a reduction in construction waste of c. 27,800 tonnes compared to the baseline 'standard practice' waste construction waste total of 67,155 tonnes. Targeting a 90% diversion from landfill rate will result in a further 35,393 tonne reduction in waste going to landfill.

3.4 Construction Waste Management at Northern Gateway

This section of the Framework SMWP sets out good and best practice waste management procedures which will be implemented throughout the construction of the proposed development at Northern Gateway.

As noted, this strategy provides a framework for the creation of future SWMP's that will be submitted with future RMA. Each SWMP will incorporate the following best practice measures as a minimum to ensure waste is managed effectively during construction.

3.4.1 Best Practice Procedures

The following good practice procedures will be included in the SWMPs for each RM application:

- Ensure that effective and secure storage areas for raw materials are provided onsite with clear labelling, identifying the materials that can be received and stored in each location.
- Ensure that deliveries to the site are, as far as reasonably practicable, on a 'just in time' basis.
- Providing on-site security; and installing temporary security fencing.
- Storage areas for raw materials and assembly areas for construction components should be located away from sensitive receptors;
- Dedicated skips (with text / pictorial aids as required) should be provided for segregated waste streams for reuse and recycling;
- Dedicated skips should be provided for any waste that requires off-site disposal.

The contractor, if appropriate, will identify temporary site waste segregation areas. These should be provided to ensure construction waste materials are securely stored prior to recycling. If

not possible on-site due to space constraints, this may instead be undertaken off-site by a suitable waste contractor.

It is also recommended that the following measures taken from the WRAP guidance to reduce waste in line with the Waste Hierarchy are implemented onsite.

Table 3: Proposed measures to reduce waste

Measure	Example of Implementation
Collaborate at an early stage to encourage designs that cause less waste to be created	• Hold regular waste workshops and training with site workers. • Engage the supply chain to develop 'take back' schemes or similar to reduce packaging waste. • Buy in bulk (also reduces packaging waste). • Phasing of works to reuse temporary works where possible. • Engage community groups to identify opportunities to donate unwanted material.
Plan ahead to reduce waste	• Use computer software to accurately estimate required quantities.
Ensure storage areas are safe, secure and weatherproof	• Site manager to frequently check security and quality of waste storage areas.
Minimise rework from errors and poor workmanship	• Undertake toolbox talks with a focus on waste minimisation through good workmanship.

Implementation of the above best practice measures will assist in reducing unnecessary wastage of material and ensure that high standards are maintained throughout the development process.

3.4.2 Management of Hazardous Material

Waste is considered hazardous if it is harmful to either humans or the environment. This type of waste could include:

- Asbestos.
- Treated wood, glass and plastic containing dangerous substances.
- Bituminous mixtures containing coal tar and tar products.

- Soils and stones containing dangerous substances.
- Paints and varnishes containing solvents.
- Pesticides.
- Un-used and un-set cement.

The following measures should be implemented to reduce hazardous waste during the construction phases at Northern Gateway:

- Any hazardous waste materials should be stored in secure bunded compounds or site offices in appropriate containers which are clearly labelled to identify their hazardous properties and are accompanied by the appropriate Control of Substances Hazardous to Health (COSHH) assessment sheets; and
- Any fuels, oils and chemicals should be stored in appropriate containers within secure bunded compounds in accordance with good site practice and regulatory guidelines and located away from sensitive receptors.
- Emulsion-based paint should be used rather than solvent based where feasible. Where using solvent based paint, the tin should be re-sealed after use.
- Plan ahead and avoid over ordering of cement.

Suitable provision will be made for handling any hazardous waste arising on-site, as advised by the Environment Agency. Any hazardous waste found onsite will be safely handled by licenced professionals.

3.4.3 Considerate Constructors

The Principal Contractor(s) for the Proposed Development will be required to register with the 'Considerate Constructors Scheme' (CCS). This is a national initiative, set up by the construction industry. Sites that register with the Scheme sign up and are monitored against a Code of Considerate Practice, designed to encourage best practice

beyond statutory requirements. Waste management is a key area of focus within the CCS. On-site considerations include:

- How waste is avoided, reduced, reused, and/or recycled.
- Whether there is a SWMP and how this is monitored.
- What type of feedback is received (if any) as to how much waste on-site is diverted from landfill.
- It is expected that registered construction sites work in an environmentally conscious, sustainable manner.

3.4.4 Construction Environmental Management Plan

A Construction Environmental Management Plan (CEMP) will be prepared to ensure that any potential impacts that may arise from the construction of the proposed development, such as impacts on amenity, traffic, or the environment in the surrounding area, are actively managed and minimised.

The CEMP will outline a series of strategies, standards, best practice techniques and procedures that will be observed through the construction process in order to ensure compliance with environmental legislation and regulations. This will help ensure minimal disruption and nuisance from the construction process to the surrounding area.

3.4 Monitoring, Management, and Implementation

3.4.1 Monitoring and updating the SWMP

Quantification of construction, demolition, and excavation waste, and monitoring of performance against targets will take place on a regular basis throughout construction phases at Northern Gateway.

The SWMPs for each RM application will be required to set out a programme of quantification and

monitoring in order to give an accurate record of how work is progressing against targets.

The appointed Principal Contractor(s) will be required to fill in a log of all materials that come to site, waste that is reused/recycled on-site, and the exact volume of materials removed from the site. For waste that is reused or recycled on-site, the SWMPs should be updated to describe how much of the estimated volume or tonnage has been processed. For waste that is removed from site, the SWMP should be updated to record the identity of the person removing the waste, the type (and quantity) of waste, and the site to which it has been taken.

Waste totals will be recorded and monitored through updates to a Waste Management Data Template (such as the one provided in Appendix B) or through an equivalent online waste management tool such as BRE SmartWaste.

The Principal Contractor(s) will be required to ensure a suitable programme of monitoring at regular intervals to ensure that waste reduction and recovery targets are being met. Should any failures against expected targets and benchmarks be identified, corrective measures will be implemented. The SWMP, and progress against targets/ benchmarks, will be included as an agenda item in construction meetings during construction phases.

At the end of each construction phase, the completed SWMP, containing records of all waste management actions, should be reconciled against pre-construction forecasts. Should the final performance differ from targets, any reasons for the differences and key lessons learnt should be recorded and used to inform the SWMPs for future RM applications.

The principal contractor should keep records for two years after the completion of the project either in their offices or on site.

3.4.3 Roles and Responsibilities

Different parties will be responsible for ensuring waste management procedures are followed during

the planning stages and the site-work stages. The **Roles and Responsibilities Table** below outlines some of the roles and responsibilities which different team members should adopt as part of the development process.

The SWMP for each RM application should identify and record the key persons responsible for site waste management during that phase.

The Principal Contractor(s) will be responsible for the following:

- Promoting awareness of the SWMP among the work force.
- Waste planning including identification of types and European Waste Catalogue (EWC) codes of waste anticipated.

- Monitoring and reporting site waste.
- Monitoring and possibly enforcing waste segregation on-site.
- Monitoring the effectiveness of the building level SWMP.
- Forming a good working relationship with the waste management contractor(s).
- Encouraging suggestions for better waste management on-site.
- Reviewing and regularly updating SWMP.

Table 4: Roles and Responsibilities of Team during the development at Northern Gateway

Team Member	Key Roles	Main Responsibility	Other Roles
Applicant	• Promote waste minimisation and sustainable waste management • Insist on good practice from all other team members • Ensure that all hazardous waste has been identified prior to construction	• Duty of care • Insistence on good practice	• Identification of waste reduction opportunities
Design Team	• Consider design options • Promote use of reclaimed elements	• Duty of Care • Reducing waste production by design	• Identification of waste reduction opportunities
Main Contractor / Site Manager	• Implement good and best practice waste management practices on site and communicate to all parties • Monitor implementation • Work with design team • Drive segregation of waste • Facilitate on-site storage compounds/treatment of segregated materials • Designate working area for waste activities • Reduce waste being brought onto site (such as packaging etc). • Ensure appropriate storage of waste and containers on- site • Keep proper records of all waste produce/reused/sent off-site • Ensure appropriate off-site transport in line with local regulatory requirements • Identify and confirm all destinations for waste leaving the site	• Health and Safety • Implementation of good and best practice waste management practices • Management of onsite processes and programme • Record keeping and Duty of Care	• Hazardous waste identification and management
Sub-Contractors	• Develop method statements for activities on- site	• Duty of Care • Production of Method Statements	• Assist in ensuring on-site practices are safe and would

	• Liaise with Main Contractor and agree way forward	• Ensure all activities under their direct control are managed appropriately	not impact negatively on the environment • Ensure that waste is properly segregated
Site Operatives	• Question unsatisfactory practices on-site • Follow instructions as provided	• Duty of Care • Ensure all activities under their direct control are managed appropriately	• Assist in ensuring on-site practices are safe and would not impact negatively on the environment • Ensure that waste is properly segregated

4. Operational Waste Management

The following section details the waste management strategy that will be adopted during the operational stage at Northern Gateway.

4.1 Introduction

This section sets out the waste management measures which will be incorporated into the detailed design of the development to encourage the reduction, reuse, and recycling of waste during the operational phase of the development at Northern Gateway.

Future RMAs will be supported by individual SWMPs which will provide updated metrics and targets based on detailed design information.

The development comprises mainly employment and office use with ancillary business and community facilities. Commercial and Industrial waste is managed through private contracts. Tenants will be responsible for appointing appropriate licenced waste contractor(s) to collect operational waste and recycling, which will be sent to an appropriate off-site material processor or materials recovery facility/facilities.

The proposals will ensure that appropriate operational waste facilities are provided within the development to support the sustainable management of waste in accordance with the waste hierarchy.

4.2 Operational Waste Estimate

This section establishes the estimated operational waste totals for the proposed development. Operational waste totals have been estimated based on British Standard 5906:2005 Waste Management in Building – Code of Practice, which provides typical waste arisings for different building use types.

The following table demonstrates the estimated operational waste totals for the development using the following benchmarks:

- For industrial units, the benchmark is 5 litres per m² of floor area per week.
- For all other development the benchmark for a 'small supermarket' of 100 litres per m² of floor area per week has been used as a 'worst case'. The SWMP for each respective RM application will be required to provide updated estimated operational waste arisings based on the uses proposed at detailed design.

Waste volume has been converted into weight using the Environment Agency's Density conversion factors for waste of 0.26 for mixed municipal waste³ with the results set out in Table 5.

Table 5: Estimated Operational Waste Arisings

	GIA [m ²]	Benchmark	Waste Quantity [litres/week]	Waste Quantity [t/year]
B2/B8	600,000	5 litres/ m ² / week	3,000,000	40,560
Other	5,000	100 litres/ m ² / week	500,000	6,760
TOTAL	605,000		3,500,000	47,320

³ Environment Agency's Density conversion factors for waste. Found [here](#).

It is anticipated the main operational waste streams will comprise of:

- Dry mixed recycling such as paper, cardboard, plastic bottles, metal, and glass.
- Residual (non-recyclable) waste.
- Wet organic (food) waste. Given the nature of the development, only very small quantities of food waste are anticipated associated with the on-site office.

In addition to the main waste streams of dry mixed recycling, organic and residual waste, some smaller waste streams are also anticipated such as:

- Hazardous wastes (such as paints, varnishes, cleaning chemicals)
- Bulky waste items
- Electrical and electronic equipment
- Printer/ Toner cartridges
- Batteries

3.3 Northern Gateway Operational Waste Targets

The UK government and GMCA have both set the goal to recycle 65% of municipal waste by 2035, while limiting landfilling to 10% or less. The development at Northern Gateway will aim to support these targets through the provision of appropriate operational waste infrastructure.

The reuse and recycling of waste will ultimately be the responsibility of tenants and third-party waste management companies who collect and process commercial and industrial waste. In this context, the operational waste strategy will seek to contribute towards these targets through the provision of measures to facilitate reuse and recycling to minimise waste to be sent to landfill.

Estimated operational waste totals are shown in **Table 6**, assuming the 65% recycling and 90% diversion from landfill targets are achieved. The table shows that the proposed targets would result in the recycling of 2,275,000 litres of waste per

week, and diversion from landfill of 3,150,000 litres of waste per week.

Table 6: Operational Waste Targets

Waste Quantity [litres/week]	Recycling (65%) [litres/week]	Landfill (10%) [litres/week]
3,500,000	2,275,000	350,000

Diversion from landfill rates could be even higher than shown in the above table. The diversion from landfill rate in greater Manchester was 98.7% in 2022/23, with only 1.3% of household waste sent to landfill, and the majority of waste was sent to the Runcorn Energy from Waste plant to generate electricity.

4.2 Operational Waste Management Strategy

4.2.1 Storage space and collection systems

The detailed design of each phase of the development will be required to provide adequate, flexible, and easily accessible storage space and collection systems for waste and recycling. The SWMP for each RM application will be required to provide information on the size, location and general provision of these facilities, to ensure that the design will support the reduction, reuse and recycling of operational waste, in line with the waste hierarchy.

Adequate storage space will be provided to cater for each tenant and their potential recyclable and non-recyclable waste volumes. Space will be provided to accommodate the separate storage and collection of the following waste streams, in line with the emerging Separation of Waste (England) Regulations, which is due to come into force in March 2025, and is anticipated to require the separate collection of:

- Glass.
- Metal.
- Plastic.
- Paper and Cardboard.
- Cartons.

- Food Waste.

Waste facilities will be designed to be easily accessible for both internal occupiers and external waste collectors. Refuse vehicle tracking will be undertaken to demonstrate that adequate road access will be provided for refuse collection vehicles and teams. Details of the refuse vehicle tracking, and the location of bin collection points will be included in the SWMP for each RM application.

The bin storage areas will be clearly labelled and signposted to assist with the correct segregation, storage and collection of the recyclable waste streams.

Specific collection and disposal of smaller waste streams such as electrical and electronic equipment, hazardous wastes and bulky items will be arranged by tenants as required.

4.2.2 Promoting reuse and recycling

Upon occupation, tenants will be provided with guidance and information to support the reduction and recycling of waste. Information packs will include good practice guidance on the storage and separation of recyclable and residual waste (including hazardous waste and electrical items).

Information packs will also provide information on waste minimisation schemes such as:

- The purchase of second-hand office furniture and equipment through websites such as 'Reyooz'.
- Charities such as the Red Cross, British Heart Foundation, YMCA and RSPCA who accept donations of unwanted office furniture/ items.
- Stone IT which offers zero waste to landfill IT recycling and disposal services.

Operational waste management facilities will be monitored throughout the lifetime of the development by the appointed building management company.

Should the recycling rate fall lower than the 65% target, the management company will work with tenants to assess the reasons behind the shortfall and consider opportunities to reduce waste and enhance recovery recycling rates. This could include the use of posters and noticeboards, amended signage, or the provision of additional facilities such as a 'building reuse point' as necessary.

5. Contextualisation of waste at Northern Gateway

The following section provides a review of the impact of the development on local waste management capacity.

As part of the Environmental Impact Assessment for the proposed development, a Waste Scoping Report was produced to assess the impact of the development on local waste management capacity.

Available waste facilities were assessed based on data in the Greater Manchester Joint Waste Development Plan, and anticipated waste totals were estimated based on entry level performance with no mitigation measures implemented.

The Waste Scoping anticipated the development would produce a total 71,405 m³ of site clearance and construction waste, 58,189 of which will be diverted from landfill, and 331,032 m³/year operational waste, 252,068 m³ of which will be diverted from landfill.

In relation to local landfill capacity, the current landfill capacity for Greater Manchester as of the end of 2022 sits at 8,638,953m³. The site clearance and construction of the development represents <0.003% of the available landfill capacity and the operation waste represents <0.009% of the available landfill capacity.

In addition to the available landfill capacity, the Energy from Waste plant at Runcorn receives the

majority of household municipal waste from Greater Manchester to generate electricity.

Across Greater Manchester there are the following waste facilities:⁴

- 20 Household Waste and Recycling Centres;
- 7 Transfer Loading Stations where council vehicles deliver household waste and recycling;
- A Materials Recovery Facility where mixed recycling is sorted;
- 5 Mechanical Treatment and Reception Facilities where general waste is prepared and delivered to the Energy Recovery Facility in Runcorn;
- A Thermal Recovery Facility;
- 3 Renew retail shops; and
- 1 Renew Hub.

While capacity figures for these facilities are not immediately available it is considered the level of waste infrastructure available will provide sufficient capacity to accommodate the waste generated by the proposed development.

The report concludes that waste generated from the proposed development can be accommodated within existing local and nearby provision, and that the generation and disposal of waste during site clearance, construction and operation of the development on local landfill capacity is not considered to be significant.

⁴ [Waste levy - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk/waste-levy)

6. Summary & Conclusion

The development at Northern Gateway JPA 1.1 will support the sustainable management of waste and resources throughout construction and operation in accordance with the Waste Hierarchy.

This Framework SWMP has been prepared to set out requirements and guidelines for the preparation of SMWPs during the detailed design stages of the development. It includes objectives, targets and measures for the management of waste and resources throughout the construction and operational phases on the development.

Future RMAs will be supported by individual SWMPs which will provide updated metrics and targets based on detailed design information.

5.1 Site Waste

Excavation, demolition and construction waste have been estimated based on the maximum parameters at this stage. Further detailed estimates will be provided within the SWMPs for each RM application.

- Demolition waste: The maximum extent of demolition is shown in the Parameter Plan within **Appendix A**. Further detailed information on demolition and retention of existing buildings will be provided in the SWMP for each RM application. Prior to any demolition a pre-demolition audit should

be undertaken to determine opportunities for materials reuse and recycling.

- Excavation waste: The design of the site will aim to achieve a cut and fill balance across the site where feasible in order to minimise the need for import/ export of material. The SWMP for each RM application will be required to provide a detailed cut and fill calculation and estimation of excavation waste for that phase of the development.
- Construction waste: Up to 67,155 tonnes.

As a commitment to sustainable waste, the SWMPs for each RM application will aim to achieve the following targets as a minimum:

- Reduce construction waste, targeting a higher construction waste resource efficiency of $\leq 7.5\text{m}^3$ or ≤ 6.5 tonnes of waste per 100m^2 floor area where possible, in line with achieving two credits under BREEAM. Reducing waste by 27,800 tonnes over the baseline 'standard practice' waste construction waste total of 67,155 tonnes.
- Aim to achieve BREEAM 'exemplary level' diversion from landfill benchmarks for non-hazardous construction, demolition, and excavation waste of 85% (by volume) 90% (by weight) for non-demolition waste, 85% (by volume) 95% (by weight) for demolition waste, and 95% (by volume) 95% (by weight) for excavation waste.

Various waste management targets and procedures will be implemented during the construction phase to support the proposed targets and to manage waste in accordance with the waste hierarchy. These include the provision of secure storage areas for raw materials, the proper segregation and

storage of waste materials prior to reuse/recycling, measures to minimise and manage hazardous waste, and registration with CCS.

Waste totals will be updated on a regular basis throughout the construction stages to provide an accurate representation of progress against targets. Corrective measures will be implemented should failures occur.

5.2 Operational Waste

The 600,000 sqm of employment floorspace could produce an estimated 3,500,000 litres of waste per week once fully operational. A wide range of uses could be delivered within the 5,000 sqm of other supporting ancillary uses, and further information on anticipated operational waste totals will be provided based on detailed proposals within the SWMPs at each RM application stage.

The operational waste strategy will aim to support a 65% recycling rate, and 90% diversion from landfill rate, in line with the Government's and GMCA's targets. Achieving these targets is ultimately the responsibility of the third-party waste collection and management services, however the development will incorporate measures to facilitate reuse and recycling of waste.

Appropriate space will be provided for the segregated storage of waste prior to collection. The bin storage areas will be clearly labelled and signposted to assist with the correct segregation, storage and collection of the recyclable waste streams.

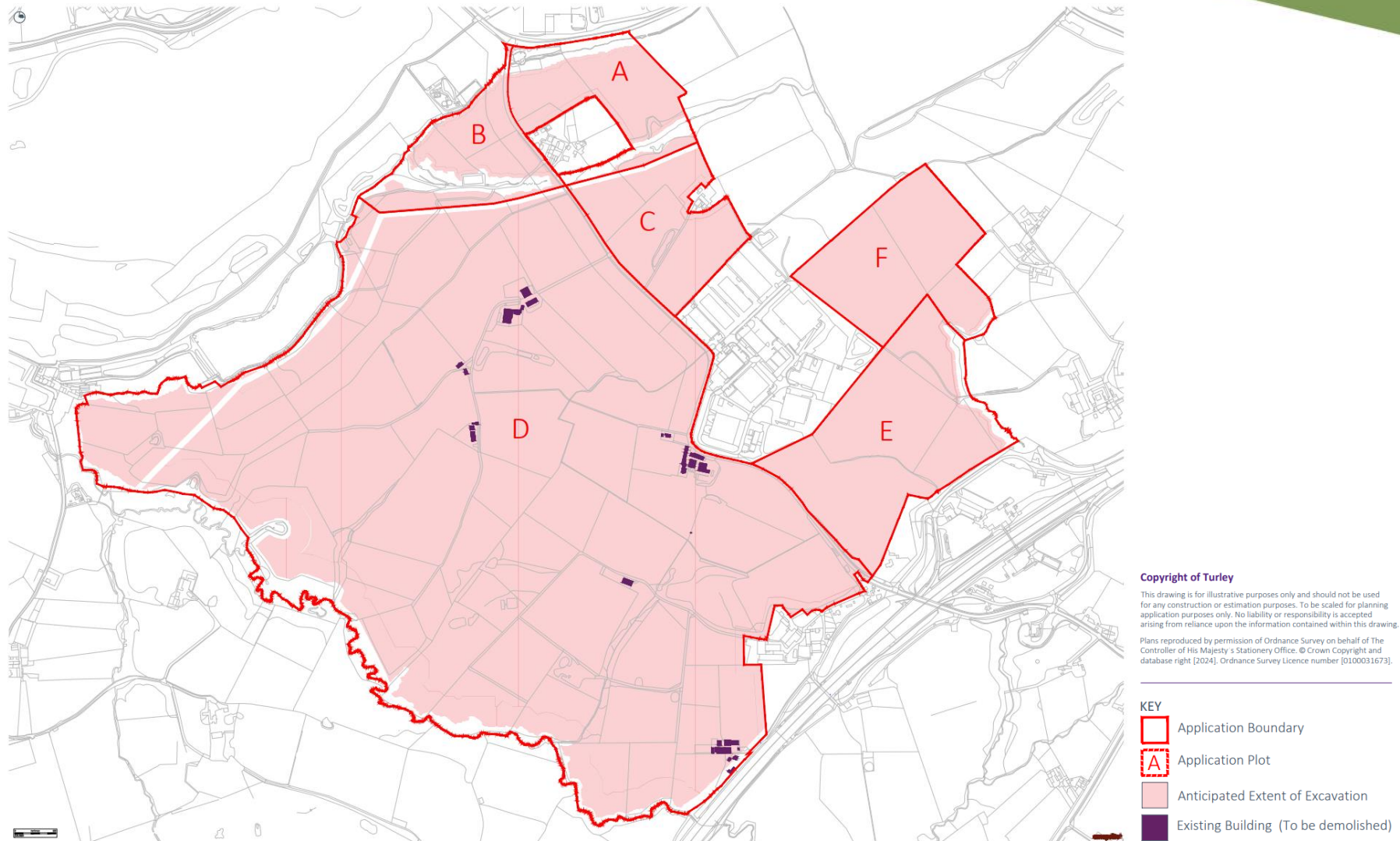
Waste facilities will be designed to be easily accessible for both internal occupiers and external waste collectors. Refuse vehicle tracking will be undertaken at detailed design stages and provided in the SWMPs at RM application to demonstrate suitable accessibility for refuse collection vehicles and teams.

Information packs will be provided to new tenants containing a section on waste and recycling, which will help to reduce waste and increase recycling rates upon occupation.

5.3 Impact on Local Waste Capacity

Anticipated waste generated from the proposed development can be accommodated within existing local and nearby provision, and the generation and disposal of waste during site clearance, construction and operation is not considered to result in a significant impact on local landfill capacity.

Appendix A – Outline Demolition Plan



Appendix B – Sample Data Sheet

Site Waste Management Plan data sheet																		
Project name:																		
Date when this sheet was filled out:																		
Stage of project (eg planning stage, during project delivery, end of project):																		
Report number (projected waste arising should be report number one etc):																		
Project address / location:																		
Estimated cost of the project:																		
Client:																		
Principal contractor:																		
Person responsible for waste management on site (name and job title):																		
Person and company completing this form, if different:																		
Sites your waste is going to (including permit, licence or registered exemption reference number and details):																		
A				B				C				D (add more boxes if needed)						
Details of the people removing waste from your site (including their waste carrier registration number):																		
A				B				C				D (add more boxes if needed)						
Types of waste arising (add more rows if needed):		EWC** code	Quantity (specify volume or weight, eg m³, kg, T, number of skips)										Relate to boxes above (ie insert A or B etc)		WTN † completed?			
			Reused		Recycled			Disposed of										
			on site		off site		for use on site		for use off site		Sent to recycling or reprocessing facility		land-fill		other than landfill (eg incinerated)			
Target / Achieved (T) / (A)			T	A	T	A	T	A	T	A	T	A	T	A	T	A	Waste site	Waste carrier
Inert																		
Non-hazardous																		
Hazardous																		
Totals (m³, kg, T)																		
Performance score as %*																		
SWMP Target %*																		

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