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Bowlee Wellbeing Hub

Waste Management Strategy

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1.0. Introduction

1.1 Overview

This Operational Waste Management Strategy Report has been prepared to support a planning application for the proposed Bowlee Football and Community Wellbeing Hub and wider site, on behalf of the Rochdale Borough Council.

The Local Planning Authority and Local Highway Authority for the site are the Rochdale Borough Council.

In preparing this Operational Waste Management Strategy, reference has been made to the Government's waste management guidance and the waste management requirements and guidance of the Rochdale Borough Council Core Strategy.

(<https://www.gov.uk/guidance/waste>)
<https://www.rochdale.gov.uk/downloads/file/405/core-strategy>

1.2 The Site

The site is located to the south of Heywood Old Road (A6045). The site forms part of the Bowlee Community Park, positioned on the western edge of Middleton, contained to the west by the M62, sandwiched between the Bowlee Car Boot Sale and Market site to the south and Edgar Wood Academy to the north.





1.3 Planning History

- N/a

1.4 Building Control Application History

- 014604 Bowlee Community Park - Pitch roof conversion including new external drainage
Decision: Approve with Conditions
Decision Date: 21.02.2013
- 020166///E Bowlee Community Park – Internal alterations and refurbishment work
Decision: Approve
Decision Date: 11.06.2019

1.5 Proposal

This planning application is to demolish the existing community centre and replace with new, along with the construction of new grass pitches, all-weather pitches, cricket nets, RAFC Clubhouse and pitches (Use Class F2(c)).

The proposed community hub, clubhouse and outdoor pitches will facilitate the use of 8no sports pitches and new cricket nets.

The development will provide 250 car parking spaces (including accessible spaces and EV charging spaces) and cycle parking spaces.

The proposed buildings includes showers and changing facilities for staff who choose to walk, cycle, or run to work, as outlined in the Travel Plan.

2.0 Waste Management Policy

2.1 National Policy

The Department for Environment, Food and Rural Affairs (Defra) published the *Waste Management Plan for England* in 2021. This high-level, non-site-specific document sets out the Government's approach to waste management and highlights the significant reduction in the amount of waste sent to landfill, alongside increased recycling rates and improvements in resource efficiency.

The overarching aim is to support the transition to a more sustainable, resource-efficient, and ultimately zero-waste economy. This objective is underpinned by the principles of the Waste Hierarchy, illustrated below, which prioritises waste prevention, followed by reuse, recycling, recovery, and disposal as the least preferred option.

Interventions are required at every stage of the waste management process to minimise the quantity of waste sent to landfill. Effective waste minimisation, segregation, and recycling practices by the building operator, staff, and users will contribute to achieving the Government's waste management objectives and support the sustainable operation of the proposed development.



REF: www.bywater.co.uk

All new developments are required to comply with the requirements of Part H6 of the Building Regulations 2010 relating to the storage of solid waste. Part H6 requires that:

- Adequate means of storing solid waste shall be provided; and
- Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority under Section 47 (commercial waste).

2.2 Greater Manchester Joint Waste Development Plan Document April 2012

The Association of Greater Manchester Authorities (AGMA) agreed to produce a Joint Waste Development Plan Document ('the Waste Plan') in 2006. AGMA comprises all ten Greater Manchester local authorities. The Waste Plan forms part of all authority's statutory development plans and runs from 2012 to 2027.

2.3 Rochdale Borough Council Waste Management Strategy 2015 - 2020

Regionally the Greater Manchester Waste Disposal Authority (GMWDA) is responsible for 1.1 million tonnes of waste produced across the nine collection authorities each year. The combined authorities have been charged to maximize recycling and then make sure that what cannot be recycled is either composted or used as a "Waste Derived Fuel" for generating electricity across the region.

Rochdale Borough Council targets an average kerbside recycling rate of 54%, with average rates reaching 46.6% in 2025.

In July 2019 Rochdale Borough Council declared a Climate Emergency and set out a key Climate Change Strategy and Delivery Plan. In this plan they highlight key goals, actions and responsibilities, within which RBC target the following:

- 10% reduction in amount of waste going to landfill by 2035
- 65% municipal waste to be recycled by 2035
- 70% of packaging waste to be recycled by 2030 (85% of paper and cardboard, 80% of ferrous metals, 80% aluminium, 75% glass)
- 50% reduction per capita of food waste at the retail and customer level

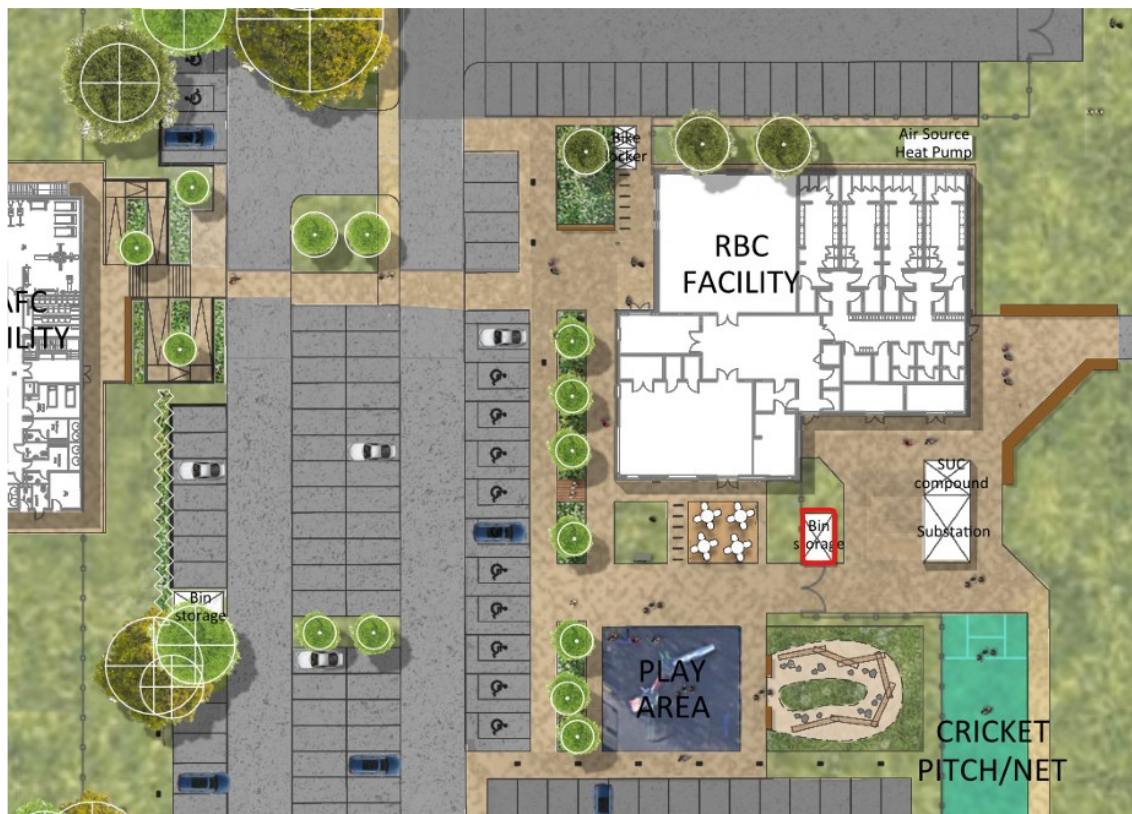
3.0 Bin Storage Requirements

Business rates do not include the collection or disposal of commercial waste. As a result, businesses are responsible for arranging a waste collection contract with either RBG or another licensed commercial waste provider, depending on their operational requirements. Further information about RBG's commercial waste collection service is available on the Council's website.

Developers must provide a purpose-built bin storage area for commercial waste containers. The number of containers required will depend on the size and intended use of the commercial unit. Bin storage areas should be designed with sufficient capacity to accommodate at least one week's worth of waste.

There is guidance in relation to waste generation of different building uses, found in BS 5906: 2005 Waste Management in Buildings – Code of Practice. The worked through example in Table 1 of the guide suggests an 'Entertainment complex / leisure centre' of this size will generate 3,750 litres of weekly waste. This equates to 3.5no 1,100 litre capacity bins.

Extract of Landscape Plan showing Bin store locations:



The Proposed Development aims to limit operational waste generation and to achieve a gradual reduction in waste over the building's lifecycle. The development will seek to divert waste from landfill by recycling an average of 64% to match the local authority's 2035 target.

The principal waste streams expected to be generated include:

- Paper
- Cardboard
- Plastics
- Metals
- Glass
- Food waste
- Batteries

The Operator will aim to continually reduce waste to landfill throughout the lifespan of the development.

4.0 Waste Management & Collection

The proposal has been designed to comply with the refuse collection requirements of the Local Planning Authority. The following principles have been incorporated into the design:

- Separate bins and collections for cardboard and paper + food waste + glass, metal and plastic
- The maximum walking distance between the refuse storage area and the refuse collection vehicle will not exceed 15 metres. The vehicle stopping point will be clearly identified.
- Where refuse collection is from a dual carriageway or a busy main road, a safe collection point, such as a lay-by, will be provided for refuse operatives.
- Dropped kerbs or crossovers will be provided where necessary to facilitate the movement of waste containers between the storage area and the collection vehicle.
- Refuse storage areas will be located at ground floor level and designed to avoid the need for operatives to move containers up or down steps or along gradients steeper than 1:12.
- Where access is via internal roads or parking areas, the layout has been designed to accommodate the manoeuvring requirements of RBG refuse collection vehicles. Vehicle tracking or swept path analysis has been completed.
- Roads and hardstanding areas will be designed to support vehicles with a gross weight of up to 26 tonnes.
- Access roads will be a minimum of 5.5 metres wide where required and arranged to allow refuse vehicles to travel through the development in a forward gear. Reversing will be limited to no more than 20 metres (approximately two vehicle lengths).
- The road layout will ensure refuse vehicles can manoeuvre without overrunning footways, and sufficient clearance will be maintained to allow collection vehicles to operate safely.

The design has taken account of the dimensions and operational characteristics of RBC's standard refuse collection vehicles to ensure safe and efficient waste collection.

- Axle Configuration: 6 x 2 Rear Steer
- Height: 3.80 metres
- Length: 10.50 metres
- Width: 2.90 metres
- Wall-to-wall turning circle: 16.10 metres

Extract of landscape plan showing route for refuse vehicle:



5.0 Conclusion

The Proposed Development has been designed to achieve high standards of environmental performance, with careful consideration given to the management of operational waste. The waste management strategy has been developed to:

- Support the achievement of national and Rochdale Borough Council (RBC) objectives for waste minimisation, reuse and recycling.
- Ensure compliance with all relevant legislative and regulatory requirements relating to the storage, handling and collection of operational waste.
- Provide occupants with convenient, hygienic and efficient waste management facilities that encourage high levels of recycling and support the effective operation of the development.

The submitted drawings detail the location, size and bin storage capacity of the proposed bin store. The drawings detail the entry to site and include the required turning circle for refuse collection, which has been tracked accordingly.

All waste storage infrastructure provided as part of the development are designed to comply with the requirements of Building Regulations Approved Document H6 and BS 5906:2005, *Waste Management in Buildings – Code of Practice*.



Rochdale FC

Refuse Strategy Statement

RAFC Facility (MMC)

1. Introduction

This Refuse Strategy has been prepared in support of the proposed **RAFC Building**. The strategy relates **solely to the RAFC Building** and its associated waste management facilities and does not include the adjacent RBC Building or any other facilities within the wider football training ground.

The strategy demonstrates that adequate refuse and recycling storage has been provided together with a safe and practical collection arrangement.

2. Waste Generation

The RAFC Building comprises community football facilities including changing rooms, staff accommodation, therapy and medical rooms, a kitchen/store, gym and ancillary accommodation.

The development is expected to generate the following waste streams:

- General waste
- Mixed dry recycling
- Cardboard
- Food waste
- Clinical waste associated with the medical/therapy facilities

Clinical waste will be stored separately and collected by a licensed specialist contractor.

3. Refuse Storage

A dedicated external refuse store is provided immediately adjacent to the western elevation of the RAFC Building, allowing convenient access for building users and waste contractors.

The refuse enclosure measures approximately **4.6 m × 3.0 m** and provides sufficient space for the following containers:

Bin Type	Size	Quantity
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General Waste Eurobin	1100L	2
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Mixed Recycling Eurobin	1100L	1
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Bin Type	Size	Quantity
Cardboard Bin	660L	1
Food Waste Bin	240L	1
Clinical Waste Bin	240L	1

The refuse store includes:

- 1.8m high secure enclosure.
- Lockable double gates with a clear opening of approximately 1800mm.
- Impermeable washable surface with drainage.
- Adequate manoeuvring space for all bins.
- Level access suitable for wheeled Eurobins.

4. Waste Collection Strategy

Waste will be segregated within the building before being transferred by site staff to the external refuse store.

General waste, mixed recycling, cardboard and food waste will be collected by a licensed commercial waste contractor at an agreed frequency appropriate to the operational requirements of the building.

Clinical waste will be collected separately by a licensed clinical waste contractor in accordance with relevant environmental and healthcare regulations.

On collection days, the site management team will unlock the refuse enclosure and move the required bins from the refuse store to the designated collection point on the adjacent internal estate road. Following collection, all bins will be returned immediately to the refuse store.

5. Collection Point and Vehicle Access

The designated collection point is located on the internal access road immediately adjacent to the refuse store.

The refuse vehicle will remain on the internal estate road and will not be required to enter pedestrian routes or manoeuvre within landscaped areas.

The route between the refuse store and the collection point is:

- Hard surfaced.
- Free from steps and obstructions.
- Suitable for wheeled Eurobins.
- Short and easily managed by a single operative.

This arrangement enables safe and efficient collection without affecting the operation of the wider site.

6. Management and Maintenance

The management of the RAFC Building will be responsible for:

- Maintaining the refuse enclosure in a clean and tidy condition.
 - Ensuring waste is correctly segregated.
 - Arranging regular waste and recycling collections.
 - Managing separate clinical waste collections.
 - Returning bins to the refuse store immediately following collection.
 - Ensuring the refuse store remains secure when not in use.
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7. Conclusion

The proposed refuse storage and collection arrangements provide sufficient capacity for the anticipated waste generated by the RAFC Building.

The dedicated refuse enclosure is appropriately sized, securely enclosed, conveniently located adjacent to the building, and capable of accommodating segregated waste and recycling streams. The collection strategy enables licensed contractors to collect waste safely and efficiently via the internal estate road without affecting the operation of the wider football training facility.

The proposed arrangements are considered appropriate and will ensure that waste generated by the RAFC Building is managed in a safe, hygienic and sustainable manner