

Refuse Storage Statement

Change of two storage rooms within the Basement(s) to a single occupant bedroom to create an additional bedroom within each House in Multiple Occupation (HMO) - resulting in 2 no. 10 bed HMO's, insertion of two Basement windows to the rear and excavation of land to create lightwells to serve the windows

Site Address: 146-148 Manchester Road, Bury, BL9 0TL

Applicant: Lauren Cohen, Grosvenor Villas Ltd

Refuse Storage Statement

The Places for Everyone Plan and the National Design Guide seek to ensure that adequate refuse storage provision is provided to all developments. The guidelines state that 240 litres of bin storage shall be provided per occupant.

To comply with this each house requires a total of 2,400 litres (10 occupants x 240 litres), which totals 4,800 litres across the two properties (20 occupants x 240 litres). This is allocated as follows: 1,200 litres for general waste, 600 litres for glass and plastic waste, and 600 litres for cardboard and paper waste, per property.

The landscaping plan outlines the provision to meet this requirement, specifying a total of:

Non-Recyclable Waste

2 x 1,100 litre grey bins, plus
1 x 240 litre grey bin

Total: 2,440 litres (2,400 litres required)

Recyclable Waste

2 x 660 litre blue bins or 5 x 240 litre bins
2 x 660 litre green bins or 5 x 240 litre bins

Total: 2,640 litres (2,400 litres required)

Garden / Food Waste

In addition, a brown 240 litre bin is provided at each property for food and garden waste, and a food caddy provided in each kitchen. Tenants are encouraged to dispose of their food waste into the brown bins.

A cleaner ensures the kitchen bins are emptied into the correct refuse storage bins each week to promote proper recycling.