Waste Management Strategy

Asset House (Phase II)

Penarth Road, Cardiff

Overview

This is an application to build additional co-living accommodation on a brownfield site. This is Phase II, extending from Asset House (Phase I) The ground floor area is allocated as commercial space in housing A1/A3, along with ancillary uses for the residents such as amenity spaces, refuse, cycle stores and plant rooms. The upper floors are co-living studio accommodation with some amenity uses such as lounges. It is on this basis that this Waste Management Strategy is written. The existing St Mary's House is also incorporated into this proposal to serve as rentable offices and amenity spaces.

Waste Strategy (Co-Living)

The waste strategy was calculated according to the 'Waste Collection SPG 2016' based on 'Table 4, Waste and recycling storage capacities for large developments of studios or cluster flats'.

With 223 units, this requires;

- 19,800 litres of recycling (18x 1100l bins)
- 19,800litres of general waste (18x 1100l bins)
- 2,160 litres of food (9x 240l bins)
- 30m^2 bulky refuse
- All facilities to be situated close to the kerb for refuse vehicle collection. Closer than 20m, with sufficient space to remove and replace the bins without having to move others. Ideally to be in an internal enclosure and to have streams separated into clearly marked zones. Area to be well lit with a wash down facility.

As with the previous application, we will be using private collection methods, outlined in a waste management plan. In this instance, we have consulted with private contractors who have provided the following:-

- For 293 units - 7x 1100l bins for dry recyclables split between paper and card, and plastic and metal
- For 293 units – 11x 1100l general waste bins
- For 293 units – 8x 240l food waste bins
- For 293 units – 5 x 140l glass waste bins
- For bulky goods 13.9m^2 internal space
- All facilities to be situated close to the kerb for refuse vehicle collection. Closer than 20m, with sufficient space to remove and replace the bins without having to move

others. Ideally to be in a walled enclosure and to have streams separated into clearly marked zones. Area to be well lit with a wash down facility.

The design now satisfies these requirements. The contractor advocates a 2x weekly collection regime with different waste streams being collected at separate times.

The contractor has agreed that the Trade Street Lane access is suitable for the vehicles which are similar to local authority vehicles.

The contractor has confirmed bulky goods collections will be within 24 hours of request.

The contractor has agreed that the access from the Trade Street Lane is suitable for the local authority vehicles.

Waste Management Strategy (A1/A3/B1 Unis)

The units will have individual internal storage spaces for waste, with an external area for overflow containing the following:-

- 1 x 1100l general waste bin
- 1 x 240l food waste bin