
The Arcade, Dewsbury

Site Waste Management Statement

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1. Introduction

- 1.1. This Site Waste Management Statement supports (and is part of) the Planning and Listed Building Application for the proposed refurbishment and re-use of the Arcade, Dewsbury.
- 1.2. The Arcade is situated in Dewsbury town centre between Corporation Street and Market Place.
- 1.3. The Arcade is Grade II listed. It was built in 1899 but was closed in the mid-2010s and has since remained vacant. The proposed regeneration proposals will aim to sympathetically conserve as much of the existing structure as possible whilst delivering a contemporary mixed use development primarily providing retail, food and beverage and studio spaces on the site.
- 1.4. The detailed design of the scheme will aim to create a high-quality and distinctive place which will improve the surrounding environment and create new opportunities for the local community.
- 1.5. The site boundary is identified in Appendix A.

2. Relevant Policy and Legislation

2.1. The following policies have been reviewed in the preparation of this waste management statement;

- i. The Waste Framework Directive and Waste (Circular Economy) (Amendment) Regulations 2020 which set the overall framework for legislation relating to waste throughout the UK.
- ii. The Environment Act 1995 - the Environment Agency has been made responsible for issuing waste management licenses and other aspects of waste regulation.
- iii. Kirklees Waste Strategy
- iv. The Environmental Protection Act 1990 – All of the waste leaving the Arcade will be controlled waste. This is described in section 74(4) of the EPA 1990 as the waste arising from household, commercial or industrial premises. Controlled waste includes waste from offices, food handling, shops and other domestic activities.
- v. The Environmental Protection Act 1990, section 34 imposes a "Duty of Care" on producers and handlers of waste, "to take reasonable measures to prevent the unauthorised deposit, treatment or disposal of waste."
- vi. Waste Electrical and Electronic Equipment (WEEE) Regulations 2005. These regulations aim to ensure that waste electrical and electronic equipment is disposed in an appropriate environmentally suitable way at the end of its operational life.
- vii. National Planning Policy for Waste and the Waste Management Plan for England set out the Government's ambition to work toward a more sustainable and efficient approach to resource use and management.

3. Construction Site Management

- 3.1. This section of the strategy details the approach, methodology and assessment criteria for managing the waste arising from demolition of existing buildings, ground works and the construction phase of the project. It provides guidance on good site practice and mitigation measures to reduce the amount of waste generated during the planned program of works.

Contractor Management Principles

- 3.2. It is understood that implementing good practice in relation to waste minimisation and management (WMM) on construction projects will help to reduce the significant waste streams sent to landfill and to make a substantial contribution to sustainable development.

Site Waste Management Plan

- 3.3. A Site Waste Management Plan (SWMP) is a statutory. SWMPs provide a structure for systematic waste management at all stages of a project's delivery.
- 3.4. A SWMP will be produced by the appointed contractor for the project. The following sets out a statement of intent of the SWMP.
- 3.5. The SWMP will provide information such as potential waste streams and their likely quantity, to enable strategic decisions to be made regarding the design and supply chain. This will allow waste production during the different stages of construction to be monitored and controlled.
- 3.6. As part of the SWMP a complete analysis of the operations will be undertaken to enable identification of the potential waste that will be generated. A strategy for the removal of this waste can then be developed. This might include the provision of separate skips for different waste products, to allow easier recycling. A site logistics plan will be developed to identify:
- Allocated areas for waste segregation
 - Adequate storage
 - A schedule of just in time deliveries so that materials are used almost straight away for the current task this allows a reduction in the need for overall packaging as products don't need to be protected against the elements
 - On site logistics to avoid double handling and therefore minimising damage
 - Offloading requirements to avoid damage
 - Protection measures whilst in storage
 - Quality checks on receipt of materials to eliminate accepting incorrect deliveries
 - Quantities, specification or damaged goods
 - Site demand smoothing to reduce bottle necks in material distribution and storage
 - Security to prevent loss, theft or vandalism
- 3.7. Although every effort will be made to retain suitable materials on site, it is inevitable that some of these materials cannot be reused or recycled during the construction works. In these situations the contractor will work to identify a transfer station in order for materials to be redistributed as fill on other suitable sites, if this represents the most sustainable solution to landfill disposal.

Management of Demolition Waste

- 3.8. The regeneration of the Arcade will involve some removal and refurbishment of the building's existing features, as some of these elements are not fit for purpose due to the lack of maintenance received since the building became vacant.
- 3.9. The contractor will carry out a 'soft strip' to remove any materials and items of salvageable value. A detailed waste salvage assessment will be undertaken at a later date to assess what will and won't be appropriate for salvage. Typically materials of value are likely to include:
- Roof slates, bricks and ridge tiles for reuse (dependent on condition)
 - Architectural doors, windows, and trusses for reuse

- Metal for recycling from balustrades, rainwater goods etc.

3.10. During the works a surplus amount of bricks may be produced. The construction team will seek to maximise the reuse of this material and as such they may be crushed and utilised on site as a construction mat for groundwork activities or engineering backfill as required depending on quality.

Management of Construction Waste Materials

3.11. The approach to be taken is based upon the implementation of reduction, reuse and recycling strategies. The various elements of each of these strategies in relation to construction waste are set out below;

Reduction

- Implement modern construction techniques that minimise resource requirements
- Standardisation to minimise waste
- Lean design solutions
- Promote off site fabrication
- Plan for waste early in the design stage
- Target main waste streams - concentrate on targeting activities that contribute to high levels of wastage
- Avoid damaging and failing to utilise materials by 'just in time deliveries' and by accurate measurement
- Adequate protection of materials when not in use or whilst in temporary state

Re-use

- Ensure separation of materials is achieved on site when possible
- Ensure excess materials are retained for future use
- Ensure salvageable resources are retained for future use or resale where possible

Recycle

- Utilise demolition materials
- Promote materials with high recycling content
- Ensure segregation of waste on site
- Encourage the efforts of recycling 'take back schemes' by manufacturers
- Remediate rather than dispose

4. Operational Waste Disposal

- 4.1. Operational Waste Management will be implemented by the future tenants of the scheme and will be set out in the landlord/operator's Tenant Handbook. The waste is proposed to be collected in the same manner as when the Arcade was last in use with on-street bagged collections.
- 4.2. The current planning application is for a shell and core only with future tenants responsible for their own fit-out arrangements and consequently the current drawings do not show areas for storage and collection of waste.
- 4.3. To facilitate good waste management it is foreseen that the development will be constructed to address best practice waste storage recommendations in order to maximise reuse and recycling and reduce waste to landfill where possible within the constraints of the Grade II listed building, as below:
- Any route where wheeled bins (procured by the tenants in the four larger bookend units) are to be pushed will have a gradient less than 1:12, and include no steps or kerbs
 - The collection vehicle will be able to approach to within a maximum distance of 8m of the waste collection point (e.g. to Corporation Street or Market Place Entrance or other suitable location)
 - No steps and projections at the entrance of waste rooms
 - Storage areas determined by the tenant for waste and recyclable material will be clearly designated for this use only, by a suitable door or wall sign and, where appropriate, with floor markings
 - Doorways to storage areas will provide at least 1.3m clearance (including thickness of doors)
 - The enclosure of the waste room will be formed of non-combustible and impervious material and have a fire resistance of one hour and the doors will have a fire resistance of 30 minutes, the waste rooms will have proper ventilation and comply with the requirements of the Building Regulations
- 4.4. The responsibility for the storage and disposal of waste will be determined on a business by business basis by size with the small Arcade units only generating limited quantities of waste. The landlord/Arcade operator will contract the waste collection for the small internal units, the tenants will be responsible for the collection of the waste generated by the four larger bookend units.
- 4.5. Sufficient space and facility should be provided as part of the tenant's fit out of the larger bookend units to satisfy the requirements outlined previously. Based on the current waste collection vehicle routes within Dewsbury town centre, Corporation Street and Market Place have been determined as suitable locations for the collection of waste from the northern and southern ends of the building. It is therefore envisaged that waste from the units will be collected from a suitable drop off point. It is anticipated that the collection of waste will be frequent and scheduled to avoid disruption. It is understood BIFFA have a five day a week collection service operating in the area.
- 4.6. Every employee should take reasonable steps to minimise the waste they produce. Where items are no longer required the following options should be considered:

Reduce

- 4.7. Avoid the need to discard materials in general by:
- Ordering quantities of goods that are needed, to avoid stock-piling
 - Ask suppliers to take back any packaging or re-usable items
 - Require suppliers to reduce their packaging of goods inward

Re-use

- 4.8. When an item is no longer needed it does not mean the item cannot be reused by another department or unit of the development. Consider passing on equipment to others before you dispose of it. The future tenants should seek to establish a resource space for items of stationery and other useful products where those no longer needed but in working order can be returned and used by others.
- 4.9. For items that no longer work follow the recycling path:

Recycle / Compost

- 4.10. The tenants in the larger bookend units will seek where practicable to provide a range of recycling to reflect the waste generated by their business.
- 4.11. The development will seek where practicable to provide recycling for biodegradable waste. The biodegradable waste will be composted locally by an external provider.

Disposal

- 4.12. The future tenants should operate a waste management contract that seeks to reuse all waste and does not promote landfill. Whilst this provides a constructive response to general waste, reduction at source and targeted reuse/recycling remains the preferred options (see above).
- 4.13. The following waste streams are likely to be present at the Arcade development:

Waste Categories

- 4.14. Waste generated from the development will fall under the following categories:
- Paper/Cardboard
 - Dry recyclables (cans/glass/plastic)
 - Biodegradable
 - General Waste
 - Food Waste

Collection Arrangements

- 4.15. The frequency of collections will be appropriate to the uses of the building and will be reviewed prior to the development becoming operational.
- 4.16. All waste disposal to comply with the Environmental Protection Act 1990 - Duty of Care.

5. Conclusion

- 5.1. This document sets out a statement of intent of the Arcade, Dewsbury Site Waste Management Statement; this statement of intent has been set out in accordance with the relevant policy and legislation.