

A Creative Neighbourhood in Manchester
The Foundry
Servicing & Waste Management Strategy
220330/SK22213/SS01(-01)

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Project	Document	Rev	Description	Authorised by	Signed	Date
SK22213	SS01	00	Draft	L Speers	LGS	14/03/2022
SK22213	SS01	01	-	L Speers	LGS	30/03/2022

1 Background

- 1.1 SK has been appointed to prepare a Servicing & Waste Management Strategy for a proposed development at The Foundry on Store Street, Manchester.

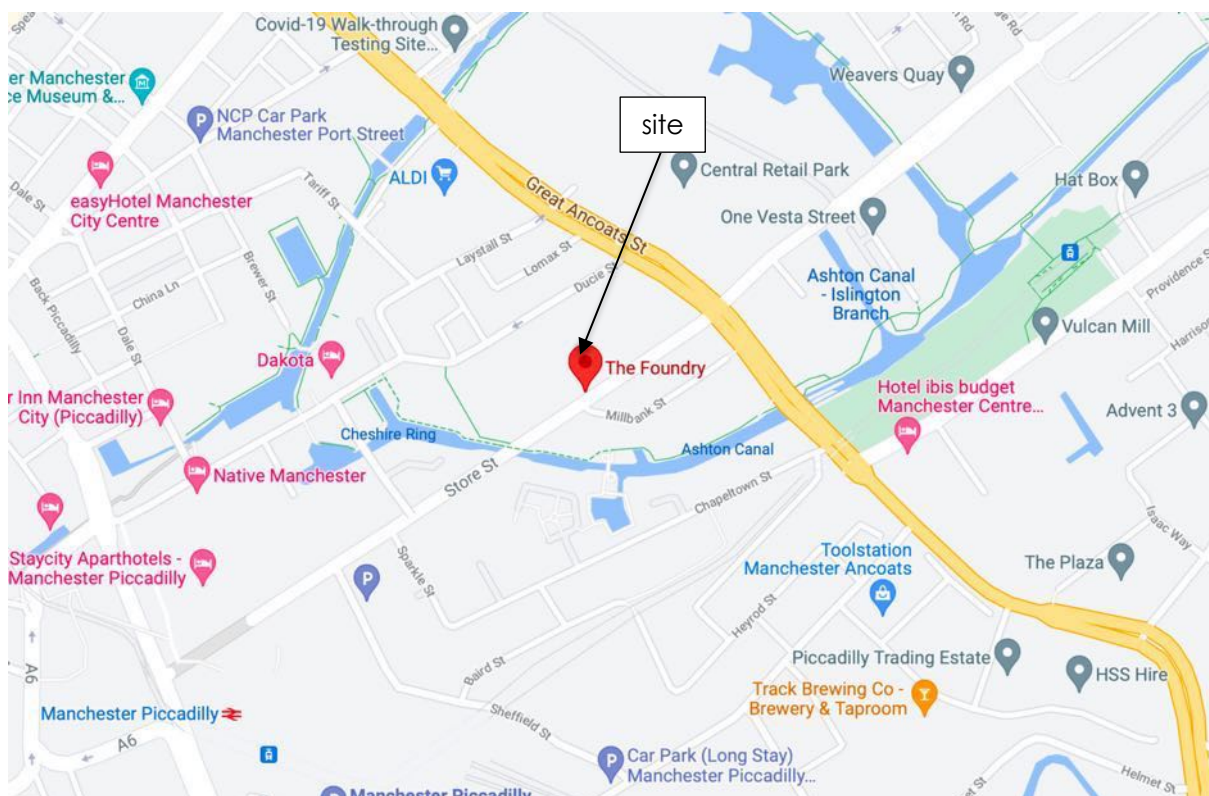


Figure 1.1: Site Location
[source: A Very Design Co. 2022]

- 1.2 This document sets out the location of loading / unloading areas, vehicle routes to be used to access the areas and management measures that will be adopted to ensure that safe and suitable access can be maintained, and that the arrival / departure of large vehicles can be managed to reduce interference with other site and road users.
- 1.3 The Servicing & Waste Management Strategy sets out the overarching strategy that will be used by the site management co-ordinate loading and refuse requirements for the whole building.

Proposed Development

- 1.4 The proposal seeks temporary consent for the use of the site as a mixed-use venue that will provide a beer hall, night market, events space, artisan retail, creative and tech hub, and garden terrace.
- 1.5 The scheme aims to provide a creative neighbourhood that will provide a resource and community for local residents and visitors to Manchester. The proposal will therefore act as an ancillary city centre use that will be used by people already living, working, or visiting the city centre.
- 1.6 The development will provide Food & Beverage facilities, small artisan retail units, events space, gym, Night Market stalls, outdoor seating and bar area, office and back of house, kitchen, prep, wash up and storage space.
- 1.7 A mobility hub is also proposed that will provide cycle parking (including E-bike charging) and EV car parking spaces.

- 1.8 The main pedestrian entrance to the building will be provided from the Ducie Street frontage, with pedestrians using the main gate into the arrival space on the historic service yard. This area will also be available for use by people accessing by cycle and the cycle storage area is conveniently located close to the main building entrance.
- 1.9 A pedestrian audit has been undertaken and this is attached as Appendix D of the TS, with a summary provided in Section 4 of the TS. The audit identifies some deficiencies on the immediate network and the applicant has agreed to patch repairs of the surfacing on the Ducie Street frontage and Paradise Walk routes, to introduce dropped kerbs and tactile paving on the site access points on Ducie Street (tactiles are already in place at the Store Street access points), and to cut back vegetation on both Ducie Street and Paradise Walk.
- 1.10 The existing shutter building entrances on the Store Street and Ducie Street elevations will be used for pedestrian access to the Night Market and gym, respectively.
- 1.11 Vehicle access to the parking area is retained from its existing location on Store Street. Access to the service areas is also retained from the existing locations on Ducie Street.
- 1.12 The mobility hub will provide 29 parking spaces, including two accessible spaces. All of the spaces will be EV (super-fast charge) standard which will enable users to charge in circa 30 minutes. The EV parking will be available for use by both visitors to the site and other city centre visitors. The facility will provide a community charging hub which, due to its location close to commercial and residential areas, will support different EV user groups. In line with TfGM guidance, the hub will also provide other mobility services including a cycle hub.
- 1.13 A cycle parking hub is also be provided close to the main building entrance, with space for 20 bikes.
- 1.14 The service access arrangements are retained as per those associated with the extant use of the site. The segregated in / out service access points (Service Area 2) will be the main location for large vehicle service activity, including refuse collection. The bin store will be located in this area to allow convenient refuse collection and refuse collection will be undertaken by private contract.
- 1.15 The service yard that will form the main pedestrian and visitor arrival point (Service Area 1) will also serve as a service area, in line with extant arrangements. This area will be used by smaller vehicles only, such as those associated with bakery, and access to this service area will be limited to occur outside main visitor periods.
- 1.16 Figure 1.2 shows the refuse, delivery and pedestrian accesses to the building, the delivery receipt area, refuse store areas and location of the goods lifts.

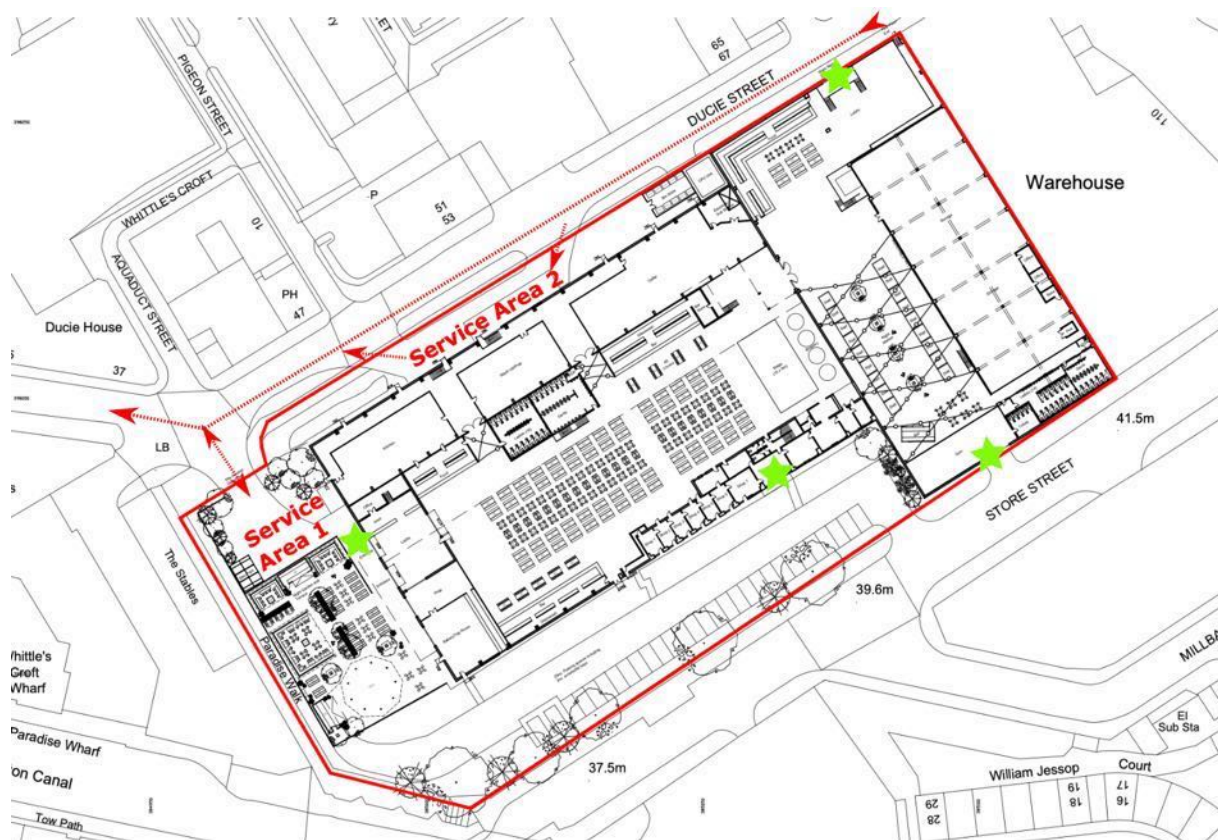


Figure 1.2: Pedestrian Entrances & Service Access Locations

- 1.17 The pedestrian entrances are shown as green stars and the service access routes are shown in red.

2 Delivery Locations & Management

Delivery Locations

- 2.1 Small vehicle deliveries (up to transit van size) can be accommodated in Service Area 1 shown on Figure 1.2. Access to Service Area 1 will be limited to the periods outside peak visitor activity to reduce incidence of conflicts between vehicles and pedestrian.
- 2.2 Small and large vehicle deliveries can also be accommodated in Service Area 2.
- 2.3 The service access arrangements for the site are retained as the existing site arrangements.

Swept Paths

- 2.4 Appendix A shows a swept path of a smaller delivery vehicle (transit) accessing Service Area 1. This shows that the vehicle can access and leave the site in a forward gear.
- 2.5 Appendix A also shows a swept path of a large rigid vehicle accessing Service Area 2. This shows that the vehicle can access and leave the site in a forward gear.

Delivery Equipment

- 2.6 Figure 2.1 shows the types of equipment that may be used to move goods to and from the loading bay.



Figure 2.1: Loading / Unloading Location

- 2.7 The building management company do not provide this type of equipment and delivery companies will be required this equipment with them.

Management Team Responsibilities

- 2.8 Each operator will be provided with a current copy of the Servicing & Waste Management Strategy.
- 2.9 The management team will ensure that the loading area is clear, tidy, and accessible at all times.

Operator Responsibilities

- 2.10 The operator will be responsible for advising the delivery company of the service area location to be used for access to the site.
- 2.11 An operator representative must be in the building to accept all deliveries (including couriers).
- 2.12 No empty packaging or pallets will be allowed to be stored inside or outside the building. It will be the operator's responsibility to ensure that deliveries are accepted as soon as they arrive.
- 2.13 The operator will be responsible for clearing up any spillages and removing any packaging.

Driver Responsibilities

- 2.14 Drivers will only be permitted access to Service Area 1 outside key periods of site visitor activity.
- 2.15 The following considerate driver practices will be expected of all vehicles loading/unloading at the site:
- Final approach and exit to / from the building will be made with a minimal amount of noise
 - Reversing beepers on vehicles will all be 'white noise' where possible rather than conventional reversing alarms
 - Stationary vehicles waiting to unload will have their engines and refrigeration units on slumber setting or turned off
 - While vehicles are unloading/loading engines will be switched off
 - During hours of darkness headlights will be switched off
 - All servicing must occur in the defined loading / unloading area

3 Vehicle Types & Frequency

Vehicle Types

- 3.1 Figure 3.1 shows the types of vehicles that will deliver to the site. These vehicles will largely be smaller vans (transit and below), with only intermittent access by larger vehicles, including waste collection and beer delivery vehicles.

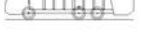
Bicycle / Motorcycle Courier		Typical length 2m
Light Goods Vehicle		Typical length 6m
Light Goods Vehicle		Typical length 6m
Medium Goods Vehicle		Typical length 8m
Heavy Goods Vehicle		Typical length 9m
Heavy Goods Vehicle		Typical length 10m
Heavy Goods Vehicle		Typical length 10-11m

Figure 3.1: Service & Refuse Vehicle Types

Overall Time Management

- 3.2 The management company will co-ordinate refuse collection for all operators at the site.
- 3.3 Where practicable, deliveries will also be co-ordinated to reduce the number of vehicles requiring access to the site.

Service Access Operating Hours

- 3.4 To be confirmed as part of planning permission.

Typical Delivery Frequencies

- 3.5 Table 3.1 sets out typical delivery frequencies for the uses at the site.

Types of Deliveries	Frequency	Vehicle Type
Post / Courier	Daily	Light Goods Vehicle
Stationery	Ad Hoc	Light Goods Vehicle
Food	Daily	Light Goods Vehicle / Medium Goods Vehicle
Beer	Weekly	Heavy Goods Vehicle
Other Drink	Bi-weekly	Medium Goods Vehicle
Product Supplies	Bi-weekly	Light Goods Vehicle
Document Management	Ad Hoc	Light Goods Vehicle
Cleaning supplies	Monthly	Light Goods Vehicle
Hygiene Services	Monthly	Light Goods Vehicle
Waste Collection	5 per Week	Heavy Goods Vehicle

Table 3.1: Delivery Frequencies & Vehicle Types

4 Refuse Collection & Waste Generation

Refuse Store Locations & Collection Location

- 4.1 The building is served by a single bin store area located in Service Area 2.

- 4.2 Refuse vehicles will undertake the same manoeuvres as large delivery vehicles to get into position in the loading / unloading area as shown in Appendix A.

Waste Generation Rates

- 4.3 A weekly waste forecast has been undertaken for the waste generating areas of the site for each use type proposed. Weekly waste forecast rates are based on advice in MCC's GD04 and British Standard BS5906-2005. Advice from the London Authorities is also used where relevant.
- 4.4 Appendix B shows the waste generating areas and land uses considered, with a summary provided in Table 4.1. The only areas excluded from the waste generating space calculations are the toilets, storage, cellar, and entrance / lobby areas.
- 4.5 MCC's requires developers to complete a Waste Proforma and this is attached as Appendix C.

Land Use	Location	Floor Area (sqm)
Beer Garden	External	687
Brewery	Foundry Ground Floor	140
Kitchen	Foundry Ground Floor	220
Wash Up / Prep	Foundry Ground Floor	179
Food Counter	Foundry Ground Floor	70
Bar / Glass Wash 1	Foundry Ground Floor	97
Bar / Glass Wash 2	Foundry Ground Floor	101
Main Foundry Room	Foundry Ground Floor	2049
Bakery / Prep	Foundry Ground Floor	207
Shop Units	Foundry Ground Floor	108
Office	Foundry Ground Floor	348
Office	Foundry Mezzanine	326
Night Market Main Room	Night Market	1428
Gym	Night Market	135
Servery / Food	Night Market	135
Market Stalls	Night Market	112
Mezzanine Events Space	Night Market	1224

Table 4.1: Waste Generating Areas & Land Uses

- 4.6 The only areas excluded from the waste generating space calculations are the toilets, storage, cellar and arrival areas.

Office / Gym Weekly Waste Arising

- 4.7 Table 4.2 shows the weekly waste generation rate for office uses. It has been assumed that the gym will generate a similar waste level, which is considered to provide a worst-case assessment.

Land Use	Floor Area (sqm)	Weekly Waste Rate	Weekly Waste Arising (litres)
Office / Gym	809	2600 litres per 1000sqm	2103

Table 4.2: Office / Gym Weekly Waste Generation

Shops / Market Stalls / Bakery / Brewery Weekly Waste Arising

- 4.8 Table 4.3 shows the weekly waste generation rate for retail uses. The brewery is an industrial use, which has a waste rate of 5,000 litres per 1,000sqm, the same as a retail use. The uses have been combined for the purposes of this calculation.

Land Use	Floor Area (sqm)	Weekly Waste Rate	Weekly Waste Arising (litres)
Shops / Market Stalls / Bakery / Brewery	567	5000 litres per 1000sqm	2833

Table 4.3: Shops / Market Stalls / Bakery / Brewery Weekly Waste Generation

Food & Beverage / External Space / Events Space Weekly Waste Arising

- 4.9 The Food & Beverage offer at the site is not a conventional restaurant for which a waste generation per cover is calculated. To allow for the fact that many people will be seated in the building who will not be eating and to allow for customers standing and the event space, the waste rate used by many London Authorities based on floor area has been used instead (10,000 litres per 1,000sqm).
- 4.10 As shown in Appendix B, the above rate has been applied to the floor areas associated with all food and beverage preparation and sales, the main Foundry area, the Night Market area and the external seating area.

Land Use	Floor Area (sqm)	Weekly Waste Rate	Weekly Waste Arising (litres)
Food & Beverage / Events (Internal / External Areas)	6190	10000 litres per 1000sqm	61900

Table 4.4: Internal / External Food & Beverage / Events Areas Weekly Waste Generation

Total Weekly Waste Arising

- 4.11 Table 4.5 shows the total weekly waste arising at the site.

Land Use	Weekly Waste Arising (litres)
Office / Gym	2103
Shops / Market Stalls / Bakery / Brewery	2833
Food & Beverage / Events (Internal / External Areas)	61900
Total Site	66836

Table 4.5: Total Weekly Waste Generation

Waste Streams

- 4.12 The building operates a multi-streamed waste system based in the bin store area, as shown in Figure 4.1.
- 4.13 Operators will be required to implement the same waste streams within the bins in their demise and to move waste to the bin store for collection.

Waste Stream Proportions

- 4.14 Table 4.6 shows typical waste stream proportions previously accepted by MCC.

Waste Stream	Office / Gym	Retail	Food & Beverage / Events Space
General	30%	50%	12%
Paper / Card	50%	25%	24%
Mixed Dry Recycling	15%	25%	7%
Mixed Glass	0%	0%	14%
Organic (Food)	5%	0%	43%

Table 4.6: Waste Stream Proportions

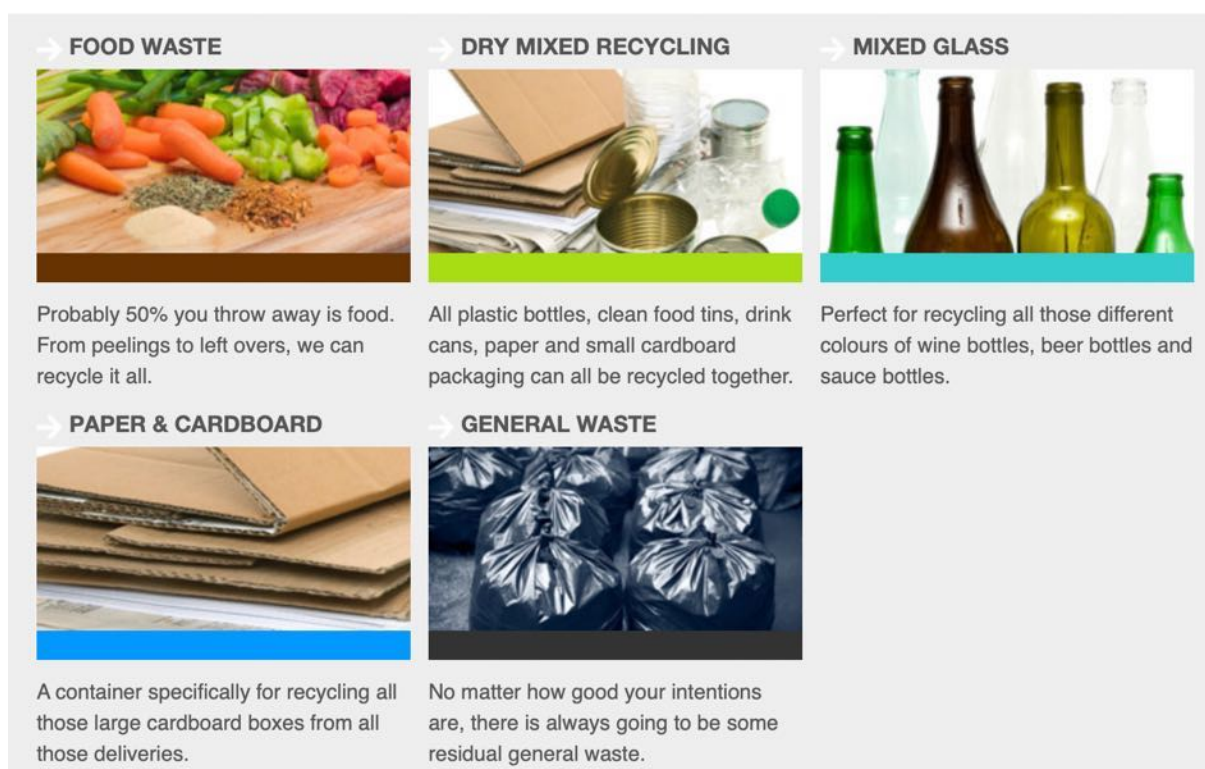


Figure 4.1: Waste Streams
[source: [Select Enviro](#) 2022]

Weekly Waste Stream Generation

- 4.15 Table 4.7 shows that the waste stream proportions have been applied to the total waste arising for each land use type.

	Office / Gym (litres)	Food & Beverage / Events Space (litres)	Retail (litres)	Total (litres)
Total Waste (litres)	2103	61900	2833	66836
General	631	7428	1417	9476
Paper / Card	1052	14856	708	16616
Mixed	316	4333	708	5357
Glass	0	8666	0	8666
Organic	105	26617	0	26722

Table 4.7: Weekly Waste Arising by Waste Stream

Collection Frequency

- 4.16 10 bins are provided in the bin store area based on daily collection. The waste will be collected by private contract.
- 4.17 Table 4.8 shows the number of bins required for five and seven collections per week. The calculation is based on 1,280 litre bins. All the figures have been rounded-up.

	Total Waste Arising (litres)	Number of Bins
Total	66836	9
General	9476	2
Paper / Card	16616	2
Mixed	5357	1
Glass	8666	1
Organic	26722	3

Table 4.8: Number of Bins

- 4.18 MCC's Waste Proforma is attached as Appendix C.

SERVICING & WASTE MANAGEMENT PLAN - APPENDIX B

The Foundry Waste Generation

Use Type	SQM	Covers / Seats
External		
Beer Garden	687	216
Foundry Ground Floor		
Brewery (Prep)	140	
Kitchen	220	
Wash Up / Prep	179	
Cellar	382	
Food Counter	70	
Bar & GW	97	40
Bar & GW	101	50
Main Foundry Room	2049	824
Bakery / Prep	207	
Shops	108	
Office	348	
Toilets	154	
Sub-Total	4055	914
Foundry Mezzanine		
Toilets	70	
Office	326	
Sub-Total	396	
Night Market		
Night Market	1428	
Toilets	189	
Gym	135	
Servery / Food	135	116
Stalls	112	
Store	983	
Mezzanine Events	1224	1000
Sub-Total	4206	1116

Waste Streams

[Based on waste stream % previously accepted by MCC]

	Restaurant	Retail	Office
General	12%	50%	30%
Paper/Card	24%	25%	50%
Mixed	7%	25%	15%
Glass	14%	0%	0%
Organic	43%	0%	5%
Total	100%	100%	100%

Schedule of Generating Areas

Retail	SQM
Foundry	455
Night Market	112
Total	567

*Includes brewery as same waste rate

F&B	SQM
Foundry	2716
Night Market	1563
Garden	687
Mezzanine Event	1224
Total	6190

Weekly Waste Generation

	Weekly Waste Arising (litres)				Bin Numbers [Based on 1280l bins / daily collection]
	Office / Gym	F&B	Retail	Weekly Total	
Total Waste (litres)	2103	61900	2833	66836	9
General	631	7428	1417	9476	2
Paper / Card	1052	14856	708	16616	2
Mixed	316	4333	708	5357	1
Glass	0	8666	0	8666	1
Organic	105	26617	0	26722	3

Waste Generation Rates (per week)

[MCC GD04 v6 / BS5906-2005 / London Authorities Waste Guidance]

Per Week	Guidance	Litres per SQM	Land Use Used
Retail	5000l per 1000sqm	5	MCC retail
F&B / Event*	10000l per 1000sqm	10	London F&B
Office	2600l per 1000sqm	2.6	MCC office
Brewery	5000l per 1000sqm	5	BS industrial

*London Councils Guidance used to allow for fact not conventional restaurant and to allow for standing customers, bar areas & event space.

Office	SQM
Foundry	674
Night Market	135
Total	809

*Gym treated as office

Appendix E Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	N/A
Pulpable Recycling	140 / 240	1 x wheeled bin	N/A
Mixed Recycling	140 / 240	1 x wheeled bin	N/A
Garden Waste	140 / 240	1 x wheeled bin	N/A
Food Waste	23	1 x 23 litre caddy	N/A

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	N/A

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -	2 x 1280l	Please see calculation in Servicing & Waste Management Plan. Waste generation based on GD04 / BS etc. Bin numbers based on daily collection
Pulpable Recycling -	2 x 1280l	
Mixed Recycling -	2 x 1280l	
Food Waste -	3 x 1280l	
Industrial Waste -	N/A	

Has / will a contract be obtained with a licenced waste carrier?	☒
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Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☒
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Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Small bin containers will be used in individual unit back of house areas and will be moved to main bins by operators. Operators will be required to separate waste into waste streams in main bin store. It is noted that operators may have other waste storage and collection such as for cooking oil.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Bin store provided externally in Service Yard 2. See plan in Servicing and Waste Management Plan. Refuse vehicles will use the separate in / out service access from Ducie Street.
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Ensure all bins in the store are accessible	☒
Ensure recycling facilities are as easy to access as general refuse	☒

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - The bin store is located externally

Hygiene - The management team will be responsible for cleaning the bin store

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

The site management team will be expected to take waste to the store at the end of the day. Individual operators will be required to initially store waste in their demise and then move it to the main bin store. The management team will be responsible for the main bin store and access.

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take	☒

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

Appendix G