

Change of use at
Apartment 2 & 3, 26 Princess Street,
Manchester, M1 4LB

**Site Waste Management Plan:
December 2021**

1.0 Introduction

This statement has been prepared in support of ongoing planning application 132261/FO/2021 for change of use of Apartments 2 & 3, 26 Princess Street, Manchester.

The proposed scheme is to change of use of 2No units from residential use class C3 to Beauticians - use class Sui Generis. No internal or external works to the building are proposed within this application.

2.0 The Proposal

2.1 Provision of bins

At present there is a communal bin store servicing all apartments. 3 no. 1,100 litre bins are provided for general waste as well as 5 no. 240 litre recycling bins which are provided for use by the residents of the apartments at 26 – 30 Princess Street.

All bins are kept within a common refuse store, which is denoted on plans PL01 - PL02.

The proposal is for a change of use of the existing ground floor apartments from C3 residential to Beauticians (Sui Generis). The apartments will be converted in their current layout to small treatment rooms where beauty therapy will be undertaken. It is proposed that all waste arising from the commercial units will be stored within the existing common refuse / bin store area.

The area of each unit is just below 50m². Based upon the Manchester City Council Guidance GD04 v6, each commercial unit should be provided with 130 litres of waste storage. As such, it is proposed that each commercial unit is provided with the following:

1No. 240 litre wheeled bin for general waste
1No. 240 litre wheeled bin for mixed recycling

Based upon the above, each commercial unit will be provided with an additional 2no refuse bins, an increase in total of 4no wheeled refuse bins.

2.2 Bin collection arrangements

Refuse collection vehicles can access and egress from the premises via George Street. George Street offers direct access to the existing common refuse store. The entrance to the bin store is provided with level access, allowing the bins to be easily wheeled into position.

It is the responsibility of the occupants of the commercial units to take the refuse bins out onto George Street, where collection crews will empty the bins on the designated collection day. The collections will be serviced privately, and not by the council.

A private contract will be put into place between the commercial premises and specialist contractors for the collection and disposal of waste arising from the beauty therapies, that will be collected daily.

A Licensed waste carrier will collect the general waste and recycling waste at the collection point on George Street twice a day. A licensed waste carrier will empty the general waste bin twice a day, and once a day for the recycling bin.

2.3 Refuse within the Building

1No. waste bins will be provided within each room of the commercial units (excluding circulation areas) for the disposal of general non-recyclable waste. A further 1No. Waste bin will be provided within the kitchenette area for the segregation of pulvable recyclable waste to help encourage recycling.

All waste bins will be emptied by office staff into the larger bins in the refuse store when full / by cleaning staff on a weekly basis.

Each WC will be provided with 1No. sanitary waste bin and 1No. waste bin for recyclables only. All sanitary waste will be disposed of by private specialist waste contractors, arranged by the occupant of each individual commercial unit.

Confidential waste arising from the commercial units will be protected and disposed of via specialist contractors in line with data protection legislation, with contracts to be arranged by the occupant of each individual commercial unit.