

CONDITION DISCHARGE

Manchester Quays Ltd

GLOBE & SIMPSON ST JOHN'S, MANCHESTER

LPA REF: 121721/FO/2018 AND 125222/JO/2019
(AMENDMENT)

July 2021

VN81159

Condition Discharge – Conditions 9 Taxi Drop-off,
Condition 18 Waste

Report control

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2	15.07.21	v2	GD
3	21.07.21	v3	GD

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Appendices

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1 INTRODUCTION

Background

- 1.1 Vectos have been commissioned by Manchester Quays Ltd to discharge planning conditions 9 and 18 to the planning permission, for the Globe & Simpson development which forms part of the St John's development located in Central Manchester. The development consists of the following:
- "Erection of a 9 storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works."*
- 1.2 The Date of Application was 30.10.18 and the Date of Approval 17.01.2019. and 29.01.2020 for Minor Material Amendment. The wording of Conditions 6 and 18 are given below and state the following:

Condition 9 – Taxi Areas:

Prior to the commencement of the development, other than enabling works comprising demolition, piling and construction of the sub structure, full details of the design and location of all taxi areas, has been submitted to, and approved in writing by, the City Council as local planning authority..

Condition 18 – Waste:

Prior to the commencement of the development, other than enabling works comprising demolition, piling and construction of the sub structure, a scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

- 1.3 We set out next an overview of development as background to the context to the condition discharge and then consider each matter separately.

2 DEVELOPMENT PROPOSALS

Introduction

- 2.1 The Globe & Simpson Development will provide a commercial building with a total gross floor area of 12,222 sqm. The accommodation schedule for the building is given in **Dwg SJQ-102 AXS XX XX SH A 00901** overleaf. If we exclude the basement and landlord spaces, then the space to be occupied by tenants and therefore by office employees is shown as 8,011sqm.
- 2.2 The ground floor layout is shown in **Dwg SJQ-102 AXS XX L00 DR A 20200**.
- 2.3 From the second floor up the development will be occupied by WPP, a multinational company combining communications, advertising, public relations and related businesses. The day to day operations at Globe & Simpson will be managed by the occupiers but the overall building management lies with building management team:

All + Property Management,
Anthony Rothwell, Head of FM
T:0161 413 4557
E:Anthony.rothwell@allplusmanagement.com.

3 TAXI LAY-BY

- 3.1 In the initial planning application for Globe and Simpson, the development included a hotel which was expected to generate taxi movements. Therefore the access strategy included a taxi pickup/drop off lay-by on New Quay Street west of the traffic signals at Gartside Street.
- 3.2 With the amended planning application and approval, the development no longer includes a hotel land use. The office based land use along with some ancillary commercial land uses will not generate the level of taxi activity that would justify a lay-by.
- 3.3 For this reason, the Taxi Drop-off/Pickup Layby has been excluded as part of the access strategy.
- 3.4 For this reason there is **No Taxi Lay-by** proposed and the public realm layout around the building including the frontage along New Quay Street is shown in **Dwg SJQ-102-EXA-XX-L00-DR-L-000100**.
- 3.5 It can be seen that the frontage now includes a row of trees along New Quay Street.

4 WASTE MANAGEMENT STRATEGY

Introduction

- 4.1 To discharge Condition 18 we present below the Waste Management Strategy for the Globe & Simpson development along with the Waste Pro-Forma given in **Appendix A** as required in the MCC guidance GD04.
- 4.2 Based on forecasts from the occupiers, it is estimated that the building would be occupied by up to 945. This is lower than previous forecast occupancy levels. It is recognised that the COVID-19 pandemic may have changed working practices and in particular increased working from home and more flexible working practices which means that the expected waste generation could be lower than these estimates.

Office Waste Forecast

- 4.3 The Waste forecast of the office use is based on BS 5906-2005 which forecasts a rate of **50 litres per employee per week**. This rate of waste generation is based on surveys around 20 years ago and since then office working practices are changing with greater electronic communication and filing, which has significantly reduced the volumes of paper waste and so these forecasts are considered to be very much on the robust side. The weekly and daily waste forecast is given below:

$$\begin{aligned} 50 \text{ Litres} \times 945 &= 47,250 \text{ Litres of waste per Week} \\ &= 9,450 \text{ Litres of waste per Day} \end{aligned}$$

Recycling Waste Streams Forecasts

- 4.4 The waste forecasts and the recycling streams for Globe & Simpson are described below in **Table 4.1** together with the bin storage requirement.

Table 4.1				Waste Generation & Recycling Rates		vectos.	
St Johns Place - Globe & Simpson Waste Forecast		Vectos	21.07.21	v4			
Waste Forecast Based on Area Schedule (NIA):							
SJQ-102 AXS XX XX SH A 00901							
Globe & Simpson							
Workspace							
Person Forecast							
Workspace Area		=	945	persons			
Weekly Waste Forecast							
BS5906:2005 forecasts 50 litres per employee per week							
		=	47250 Litres of waste per Week				
			9450 Litres of waste per Day				
Recycling Streams							
*Based on Mix of Case Studies	Waste /Recycling	General&Organic			Co-mingled		Total
		General Refuse	Organic	Paper/ Card	Plastic/ Metal	Glass	
		30%	5%	50%	13%	2%	
		3308		4725	1418		
		1100l Eurobin		1100l Eurobin	1100l Eurobin		
		4		5	2		
Waste - Litres Per Day						9450	
Bin Lifts per Day						11	

Bin Storage

- 4.5 This robust forecast based on high historic office waste generation rates and high occupancy levels shows a requirement for 11 Eurobins. The bin store layout is shown in **Dwg SJQ-102 AXS XX L00 DR A 20200** and in **Figure 4.1** overleaf. It can be seen that the bin store has space for a minimum of 12 x 1100litre Eurobins.
- 4.6 These bin stores will be kept clean and there will be a water tap in the bin store to help with that.

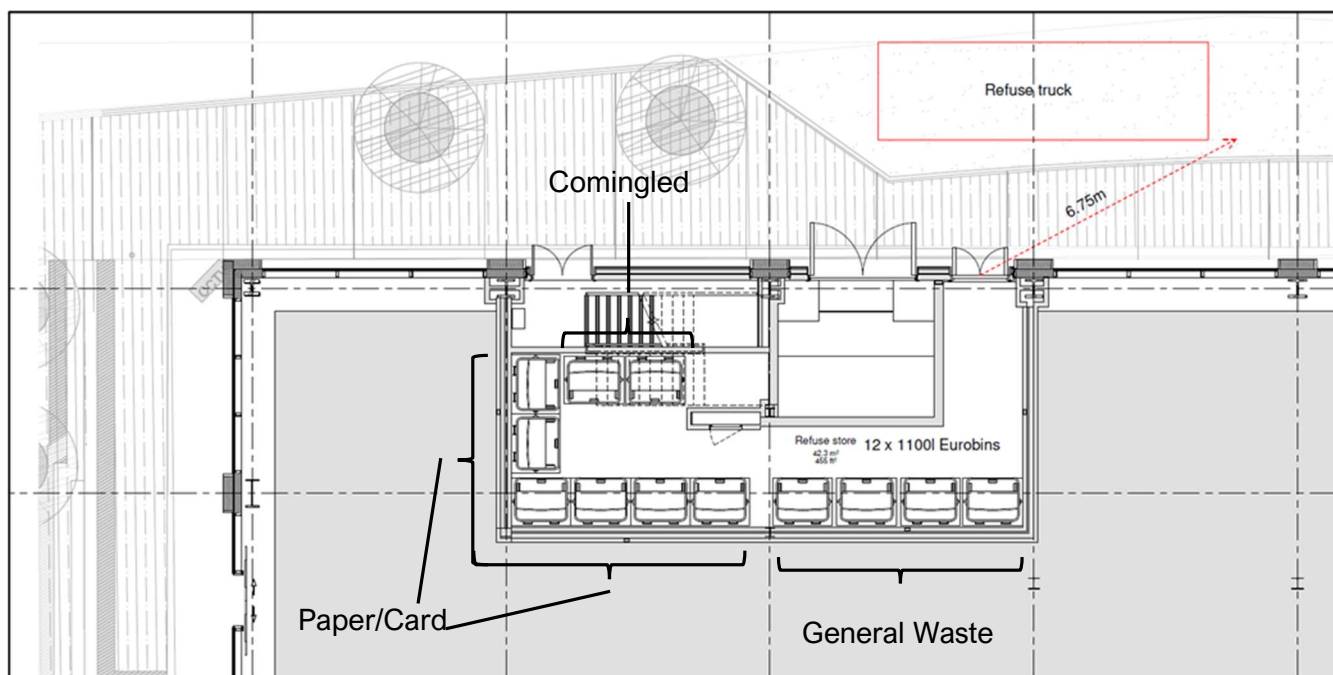


Figure 4.1 Bin Store Layout

Waste Management Strategy

- 4.7 The occupiers of Globe & Simpson are expected to employ best practice for managing waste.
- 4.8 The expected bin provision is indicated below. Traditionally office workers would have a waste bin next to each desk. However this does not encourage waste segregation and so the office floor bins are located in more central locations on the office floor.

Reception:

- Batteries
- WEEE
- Printer cartridges



Kitchen:

- Food Waste Caddy
- General Waste
- Mixed recyclables (Plastic/Metals)
- Glass



Central Locations in Office (as required):

- Mixed Recyclables (Plastic/Metals)
- Confidential paper
- Paper/Cardboard
- General waste



4.9 A key element of the waste strategy is to avoid single use plastics. Therefore, it is proposed that water coolers are connected to the water supply and staff will use glasses rather than plastic cups.

4.10 There will be some confidential waste that need shredding. It is expected that this will first be managed at each location where the confidential waste is generated. A contractor will be instructed to collect that waste in appropriate sacks that are sealed and recorded. That waste is then taken down via goods lift to the loading bay and then transferred to a waiting shredding lorry that will destroy the documents and confirm their destruction.

4.11 The printer toner cartridges or electrical equipment generated from the office floors can often be sent off in the post or collected by a courier. It is assumed that this type of waste is managed that way rather than being sent into through the general waste streams.



Waste Transfer

4.12 The occupiers of Globe & Simpson would arrange for cleaners to collect the segregated waste from each floor and take the waste in sacks via the lifts to the ground floor. As the bin store is accessed from New Quay Street, the cleaners will exit onto New Quay Street to access the bin store. If there is unusual waste (such as furniture) this can be collected by arrangement with the waste collection company possibly with a charge.

Waste Collection Frequency

- 4.13 The building managers would monitor the waste accumulation and as the bins become full and when they require emptying, they will call the waste operator for collection. It is expected that a waste collection would be made every day depending on the volumes in each waste stream and how the waste contractor collects waste and in particular how they accept combined waste.
- 4.14 Refuse collections would be made early in the morning and here the management company or the waste operator under their direction for Globe & Simpson would arrange that the bins are brought to the collection area prior to collection. The bins would then be returned to storage immediately afterwards.
- 4.15 For collection, the bins can simply be wheeled onto the pavement ready for collection either by the waste contractor or the on-site management team. The bins would be returned immediately afterwards.

Conclusions

- 4.16 The above Waste Strategy demonstrates that waste collection from Globe & Simpson will be managed efficiently and will accord with good practice.

Drawings

20/05/2021 09:04:29

Tenant Area Schedule (NIA)

Level	Area m²	Area ft²
L00 Ground Floor	528.3	5,687
L00M Mezzanine Floor	171.1	1,841
L01 First Floor	913.9	9,837
L02 Second Floor	913.9	9,837
L03 Third Floor	913.9	9,837
L04 Fourth Floor	913.9	9,837
L05 Fifth Floor	913.9	9,837
L06 Sixth Floor	914.0	9,838
L07 Seventh Floor	913.9	9,837
L08 Eighth Floor	914.0	9,839
	8,010.9	86,229

Area Schedule (GIA)

Level	Area m²	Area ft²
B01 Basement	1927.4	20,746.27
L00 Ground Floor	1073.3	11,552.62
L00M Mezzanine Floor	397.3	4,276.24
L01 First Floor	1086.1	11,690.43
L02 Second Floor	1086.1	11,690.43
L03 Third Floor	1086.1	11,690.43
L04 Fourth Floor	1086.1	11,690.43
L05 Fifth Floor	1086.1	11,690.43
L06 Sixth Floor	1086.1	11,690.43
L07 Seventh Floor	1086.1	11,690.43
L08 Eighth Floor	1086.1	11,690.43
LRF Roof Level	135.6	1,459.63
	12222.2	131,558.21

Area Schedule (GEA)

Level	Area m²	Area ft²
B01 Basement	2008.6	21,621
L00 Ground Floor	1161.5	12,502
L00M Mezzanine Floor	431.6	4,645
L01 First Floor	1161.5	12,502
L02 Second Floor	1161.5	12,502
L03 Third Floor	1161.5	12,502
L04 Fourth Floor	1161.5	12,502
L05 Fifth Floor	1161.5	12,502
L06 Sixth Floor	1161.5	12,502
L07 Seventh Floor	1161.5	12,502
L08 Eighth Floor	1161.5	12,502
LRF Roof Level	174.1	1,874
	13067.4	140,656

Landlord Area Schedule (NIA)

Level	Area m²	Area ft²
L00 Ground Floor	372.5	4,009
L00M Mezzanine Floor	87.2	938
	459.6	4,948

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DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to AXIS before proceeding work

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in test, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis. Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) IPMS1, IPMS2, IPMS3, Gross External Area (GEA), Gross Internal Area (GIA) or Net Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

REV.	DATE	AMENDMENT
P01	20/11/2018	First Issue
P02	04/12/2018	Areas revised
P03	07/12/2018	Areas revised
P04	14/12/2018	General Update - Updated following DTM 12/12/2018 - Drawing number changed
P05	01/02/2019	General Update for Information
P06	08/02/2019	STAGE 3 ISSUE
P07	18/04/2019	STAGE 3 REVISED following Allied London comments
P08	30/08/2019	Stage 4 Issue
P09	19/01/21	Updated to tenant variation
P10	09/02/21	Revised to Allied London comments

KEYPLAN

CLIENT



ALLIED LONDON

AXIS

ARCHITECTS

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SCALE@A3

DATE
15/11/18

ORIGINATOR
GM

CHECKED
MA

AUTHORISED
NAB

PROJECT
Globe & Simpson, St John's

TITLE
Area Plan Schedules

STATUS
S3

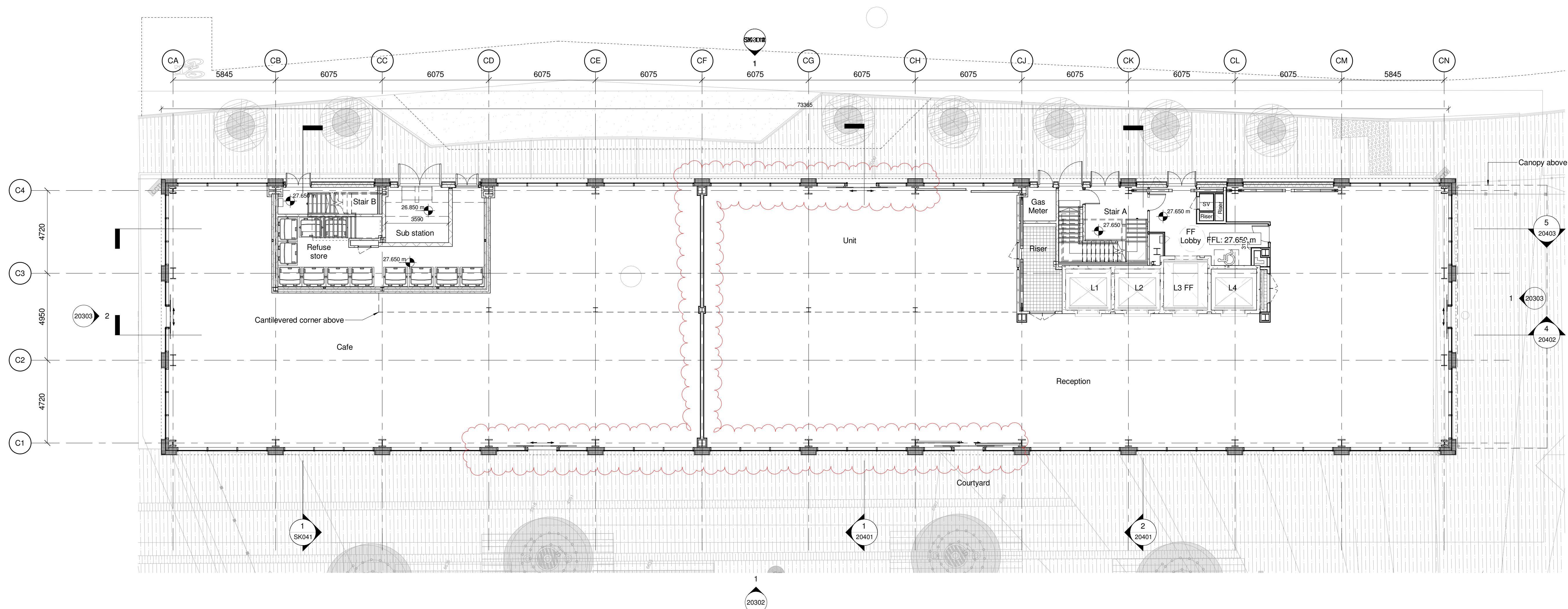
PURPOSE FOR ISSUE
Review & Comment

STAGE
Stage 5

SR NO.
9169

DRAWING NO.
SJQ-102- AXS- XX- XX - SH- A - 00901

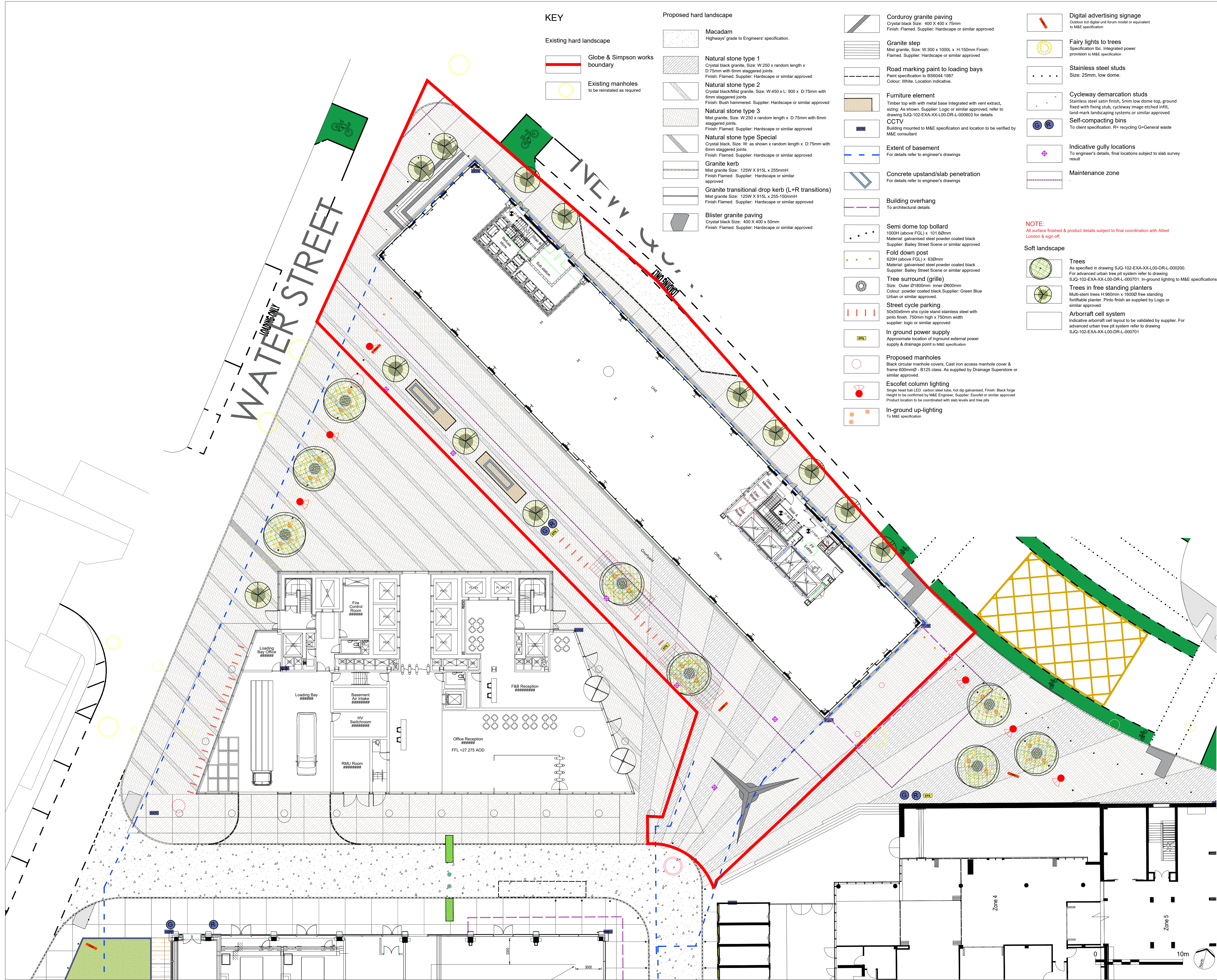
REV.
P10



Ground Floor General Arrangement

TITLE General Arrangement Plan - Level L00 Ground Floor			
STATUS A5	PURPOSE FOR ISSUE For Construction	STAGE Stage 5	AXIS NO. 9169
DRAWING NO. SJQ-102-AXS-XX- L00 - DR- A- 20200			REV. C02

P:\2018\1882 ST JOHN'S01 CAD\02 SHEET LAYOUT\1959_GLOBE & SIMPSON\STAGE 4\SIQ-102-EXA-XX-L00-DR-L-000100.DWG



KEY

Existing hard landscape

- Globe & Simpson works boundary
- Existing manholes to be reinstated as required

Proposed hard landscape

- Macadam
Highways' grade to Engineers' specification.
- Natural stone type 1
Crystal black granite, Size: W:250 x random length x D:75mm with 6mm staggered joints.
Finish: Flamed. Supplier: Hardscape or similar approved
- Natural stone type 2
Crystal black/Mist granite, Size: W:450 x L: 900 x D:75mm with 6mm staggered joints.
Finish: Bush hammered. Supplier: Hardscape or similar approved
- Natural stone type 3
Mist granite, Size: W:250 x random length x D:75mm with 6mm staggered joints.
Finish: Flamed. Supplier: Hardscape or similar approved
- Natural stone type Special
Crystal black, Size: W: as shown x random length x D:75mm with 6mm staggered joints.
Finish: Flamed. Supplier: Hardscape or similar approved
- Granite kerb
Mist granite Size: 125W X 915L x 255mmH
Finish: Flamed. Supplier: Hardscape or similar approved
- Granite transitional drop kerb (L+R transitions)
Mist granite Size: 125W X 915L x 255-150mmH
Finish: Flamed. Supplier: Hardscape or similar approved
- Blister granite paving
Crystal black Size: 400 X 400 x 50mm
Finish: Flamed. Supplier: Hardscape or similar approved

- Corduroy granite paving
Crystal black Size: 400 X 400 x 75mm
Finish: Flamed. Supplier: Hardscape or similar approved
- Granite step
Mist granite, Size: W:300 x 1000L x H:150mm Finish: Flamed. Supplier: Hardscape or similar approved
- Road marking paint to loading bays
Paint specification to BS6044:1987
Colour: White. Location indicative.
- Furniture element
Timber top with metal base integrated with vent extract, sizing: As shown. Supplier: Logic or similar approved, refer to drawing SIQ-102-EXA-XX-L00-DR-L-000603 for details
CCTV
Building mounted to M&E specification and location to be verified by M&E consultant
- Extent of basement
For details refer to engineer's drawings
- Concrete upstand/slab penetration
For details refer to engineer's drawings
- Building overhang
To architectural details
- Semi dome top bollard
1000H (above FGL) x 101.60mm
Material: galvanised steel powder coated black
Supplier: Bailey Street Scene or similar approved
- Fold down post
620H (above FGL) x 630mm
Material: galvanised steel powder coated black
Supplier: Bailey Street Scene or similar approved
- Tree surround (grille)
Size: Outer Ø1600mm inner Ø600mm
Colour: powder coated black Supplier: Green Blue Urban or similar approved.
- Street cycle parking
50x50x6mm sbs cycle stand stainless steel with pinto finish, 750mm high x 750mm width
supplier: logic or similar approved
- In ground power supply
Approximate location of inground external power supply & drainage point to M&E specification
- Proposed manholes
Black circular manhole covers. Cast iron access manhole cover & frame 600mmØ - B125 class. As supplied by Drainage Superstore or similar approved.
- Escofet column lighting
Single head ball LED carbon steel tube, hot dip galvanised. Finish: Black forge
Height to be confirmed by M&E Engineer. Supplier: Escofet or similar approved
Product location to be coordinated with slab levels and tree pits
- In-ground up-lighting
To M&E specification

- Digital advertising signage
Outdoor led digital unit forum model or equivalent to M&E specification
 - Fairy lights to trees
Specification lbc. Integrated power provision to M&E specification
 - Stainless steel studs
Size: 25mm, low dome.
 - Cycleway demarcation studs
Stainless steel satin finish, 5mm low dome top, ground fixed with fixing stub, cycleway image etched infill, land-mark landscaping systems or similar approved
 - Self-compacting bins
To client specification. R= recycling G=General waste
 - Indicative gully locations
To engineer's details, final locations subject to slab survey result
 - Maintenance zone
- NOTE:**
All surface finished & product details subject to final coordination with Allied London & sign off.
- #### Soft landscape
- Trees
As specified in drawing SIQ-102-EXA-XX-L00-DR-L-000200.
For advanced urban tree pit system refer to drawing SIQ-102-EXA-XX-L00-DR-L-000701. In-ground lighting to M&E specifications
 - Trees in free standing planters
Multi-stem trees H:900mm x 10000 free standing forfitable planter. Photo finish as supplied by Logic or similar approved
 - Arborraft cell system
Indicative arborraft cell layout to be validated by supplier. For advanced urban tree pit system refer to drawing SIQ-102-EXA-XX-L00-DR-L-000701

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Client
**ALLIED
LONDON**

NOTE:
Structural penetration points and up-stands
subject to project engineer sign off and design.
Lighting columns, pop ups, smart bins in
abeyance and subject to project team
coordination and client sign off.

P10	TREE UPDATED TO WATER ST	15.09.2020
P09	STAGE 4 COORDINATION	11.09.2020
P08	STAGE 4 COORDINATION	10.01.2020
P07	STAGE 4 COORDINATION	17.12.2019
P06	STAGE 4 COORDINATION	09.12.2019
P05	STAGE 4 COORDINATION	25.11.2019
P04	STAGE 4 COORDINATION	07.11.2019
P03	STAGE 4 COORDINATION	01.11.2019
P02	STAGE 4 COORDINATION	31.10.2019
P01	INITIAL ISSUE	24.10.2019
Rev	Description	Date

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Project title
ST JOHN'S - GLOBE & SIMPSON

Drawing title
**ST JOHN'S - GLOBE & SIMPSON
GENERAL ARRANGEMENT**

Issued By	Manchester	T: 0161 850 8101
Scale	1:200 @ A1	Drawn ExA
Status	STAGE 4	Checked SPL
Date	24.10.2019	Approved JM
Drawing number	Revision	
SIQ-102-EXA-XX-L00-DR-L-000100	P10	

Appendix A

WASTE PRO-FORMA

Appendix A Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

Planning Application - Waste Management Strategy

Planning Application Number 121721/FO/2018 and 125222/JO/2019 (Amendment)

Date Submitted: 30.10.18 and 29.01.2020 for the amendment

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	
Pulpable Recycling	140 / 240	1 x wheeled bin	
Mixed Recycling	140 / 240	1 x wheeled bin	
Garden Waste	140 / 240	1 x wheeled bin	
Food Waste	23	1 x 23 litre caddy	

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.	

Commercial Developments

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

Globe & Simpson, St Johns

Table 4.1 Waste Generation & Recycling Rates

St Johns Place - Globe & Simpson Waste Forecast

Vectos

21.07.21

v4

vectos.

Waste Forecast Based on Area Schedule (NIA):

SJQ-102 AXS XX XX SH A 00901

Globe & Simpson

Workspace

Person Forecast

Workspace Area = 945 persons

Weekly Waste Forecast

BS5906:2005 forecasts 50 litres per employee per week

= 47250 Litres of waste per Week

9450 Litres of waste per Day

Recycling Streams

*Based on Mix of Case Studies

	General&Organic		Paper/ Card	Co-mingled		Total
	General Refuse	Organic		Plastic/ Metal	Glass	
Waste /Recycling	30%	5%	50%	13%	2%	
Waste - Litres Per Day	3308		4725	1418		9450
	1100l Eurobin		1100l Eurobin	1100l Eurobin		
Bin Lifts per Day	4		5	2		11

General Waste (including Food waste) – 4 x 1100 litre Eurobins

Pulpable Recycling – 5 x 1100 litre Eurobins

Plastic/metal/Glass Co-mingled – 2 x 1100 litre Eurobins

Office Based Calculations

The waste forecast for Office land use is derived from BS5906:2005 which forecasts waste based on the number of employees. For this building we have assumed that the **Number of occupants = 945 persons** (based on Occupier forecasts).

The British Standard, forecasts a waste generation of 50 litres per employee per week. This office waste generation is considered robust as since the surveys that form the basis for the British Standard, offices now tend to communicate and file information electronically rather than using paper.

Estimated at 5 Collections per week. Collections combined with other Buildings in St Johns

Has / will a contract be obtained with a licensed waste carrier?

Yes

Mixed Use Developments

Are the stores for residential and commercial separate from each other?

N/A

Internal Stores (Residential and Commercial)

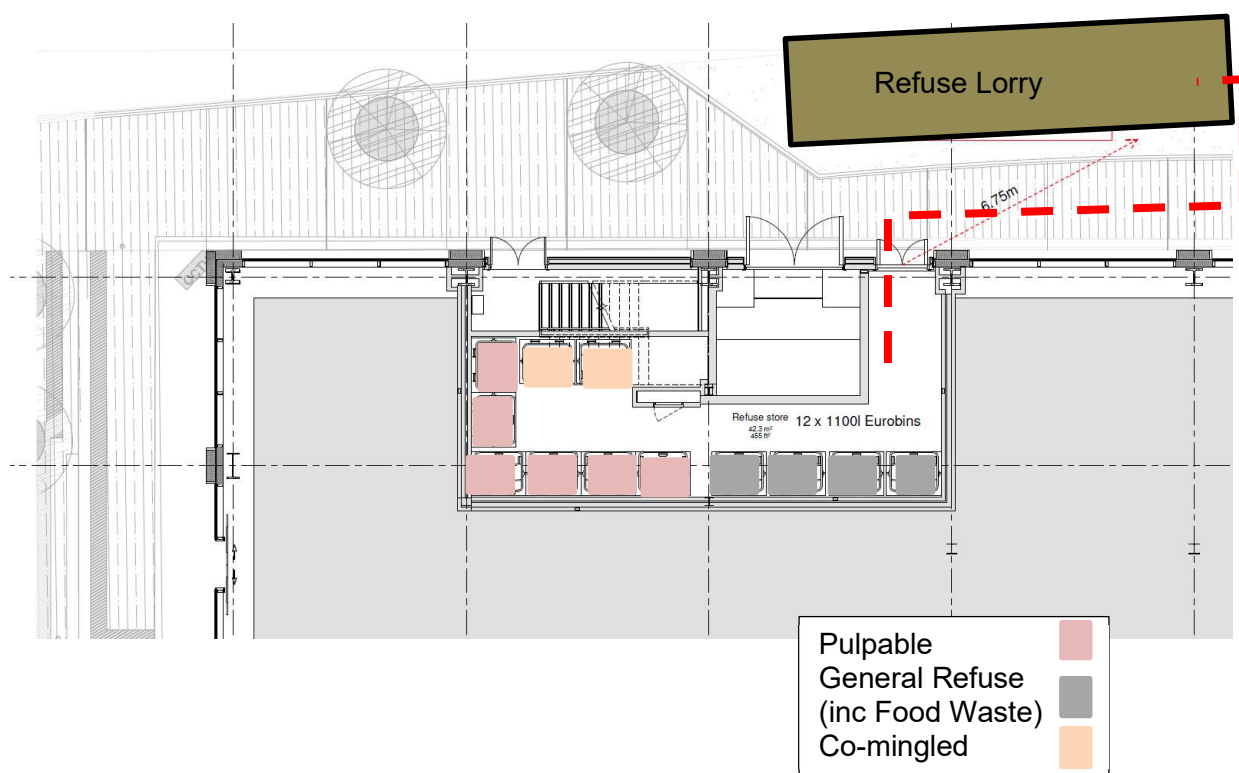
Please provide details of internal stores / segregation of waste and recycling.

Storage Areas for Waste Containers (Residential and Commercial)

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

Globe & Simpson Bin Store

The bin store with the allocation of bins for each indicative waste stream is shown below.



Ensure all bins in the store are accessible	Y
Ensure recycling facilities are as easy to access as general refuse	Y

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

Ventilation – ventilation will be incorporated into the design of the bin stores in accordance with current design guidelines. A water tap will be included to ease cleaning.

Hygiene - The floor and walls of waste stores must be constructed and finished in materials that are impervious and easily kept clean. They would have water taps to ease cleaning. The store would include CCTV and be monitored

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 Occupiers will have day to day responsibility for Waste Management and they will employ cleaners and Refuse Collection operators to undertake this operation. The bins would be taken out immediately prior to and returned immediately after collection. The overall responsibility for waste management lies with the on-site building management team:

All + Property Management,
Anthony Rothwell, Head of FM

T:0161 413 4557

E:Anthony.rothwell@allplusmanagement.com.

Please ensure that you have attached:

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

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

Contact

London

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Tel: 020 7580 7373

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Cardiff CF10 2HE
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Exeter

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Dean Clarke Gardens,
Exeter EX2 4AA
Tel: 01392 422 315

Birmingham

Great Charles Street,
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Tel: 0121 2895 624

Manchester

Oxford Place, 61 Oxford Street,
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