



Waste Management Strategy

Waste Management Strategy

Unit 1, 570-572 Stockport Rd, Longsight,
Manchester M12 4JJ

Proposed Change of Use to Café &
Takeaway Premises with External Alterations.
For Karak Chaai



Introduction:

This Waste Management Strategy should be read in conjunction with the existing and proposed drawing scheme and Design and Access Statement provided with the Full Planning Application, via the Planning Portal to Manchester City Council.

MCC's Planning Application Waste Proforma has also been completed and will also accompany this document.

The proposal is a for a new Café and takeaway facility at Unit 1, 570-572 Stockport Rd, Longsight, Manchester M12 4JJ.

As well as providing authentic cultural hot drinks [Chaai], a limited menu of hot food will also be freshly made within the cooking area of the café. It will have internal serving area and seating area.

The Applicants, Karak Chaai, already have a successful and well managed café in the Rusholme area of Manchester, and it is hoped that it will provide employment for a number of local people and the local community.

Requirement:

As a café, it will generate General Waste, Recycling Waste and Food Waste. However, to allow the company to have an effective Waste Management Plan to safely and efficiently dispose of its waste.

hilton architecture & surveying ltd

m 07786 023 904 **e** hilton-architecture@mail.com **t** 0161 652 6790

a 'design studio' 12 Carr House Road, Springhead, Oldham OL4 4PA





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The Proposed Café will have a Management Plan in place and staff will be trained to collect it's waste internally, and also encourage it's customers to do so, and then staff will regularly deposit this in to the companies dedicated 1100 litre Euro bin as necessary.

The Euro bin will have a contract with a commercial Licensed Waste Contractor to collect and dispose of and return the bin to the bin store regular. This will be regularly reviewed and the collection increased or decreased as necessary.

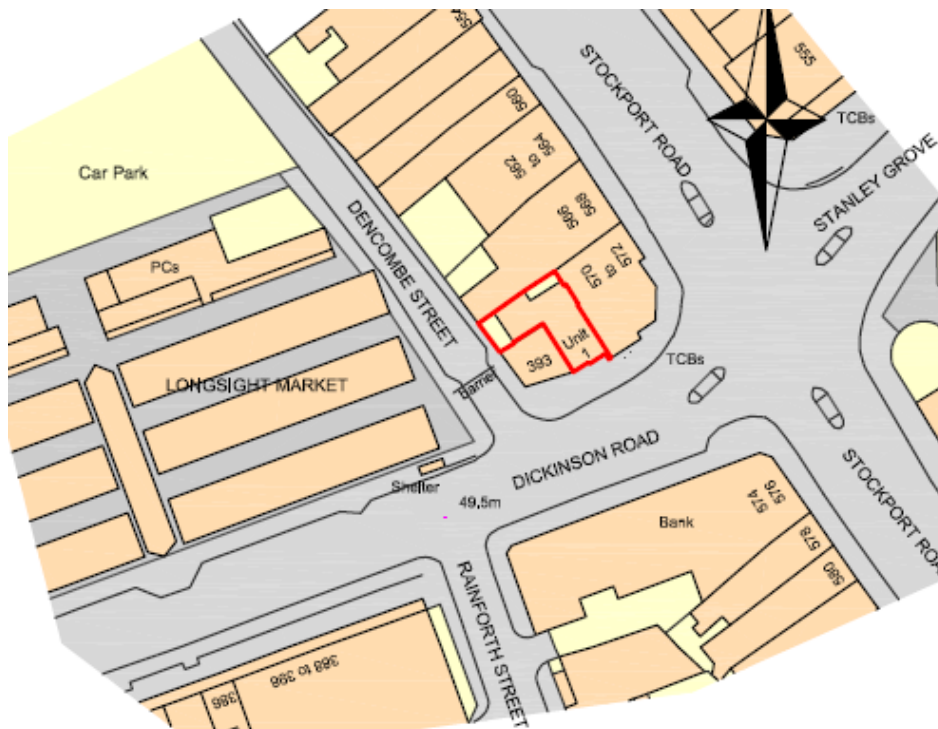
The bin store area is in an excellent location as it is easily accessed from the rear of the unit and has concrete hard surfaces leading to it's concrete hardstanding. These areas are relatively level and easy to clean should there be any spillage etc.

The Company is forward thinking and recognises to the benefits of recycling and will review if recycling any of its waste will be commercial viable / practical in the future.

The Site:

Unit 1 commands a site area of 110m² [including shared bin store area], edged red on the extract from the OS Plan below [not to scale].

The site is very flat and all utilities / service are readily available.



The site already has Planning Permission for Retail Use which includes a walled, but open-air bin storage area for the businesses and 1 flat.

that has its 1100 litre Eurobin located neatly in the rear corner of the site marked with a **RED B.**

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Karak Chaai 

Proposed Works (Planning):

PW1. Carefully break open the original doorway, not altering the decorative stone lintel/pedestal above. Add glass (frameless style) inward opening door. New door to retain original stone step, and a fixed note to say to users that have accessibility issues with the step, to ring bell to get personal assistance from trained staff up temporary ramp. Door to have any security shutter (roller or sliding?) to inside (to respect original building).

PW2. Make good to slate main roof, as approved under the previous recent planning application.

PW3. New flat roof with new fixed roof.

PW4. Renew window (with black aluminium) within the existing opening to respect the original building's design.

PW5. Extraction ducting / fan to be designed inline the Odour Impact Assessment (i.e. to terminate 1m above eaves & windows & have filters & silencers to ensure no odour or noise issues to neighbours).

PW6. Bin Storage have been included for in the previously approved Planning Application / the approved Waste Management Strategy. It is on a hard surface & to be accessed from Dencombe St, and emptied regularly by a Licensed Commercial Waste Co.

PW7. Drainage to connect in to existing system, all to be agreed with Building Regs prior to start.

Signage:

Sign S1. Sign revised...Internally illuminated fascia sign, 2.35m wide, 1m high & 0.15m deep, 5.2m from ground to base.

Sign S2. Omitted.

Sign S3. Omitted.

SIGNAGE subject to separate Application.

Proposed Ground Floor Plan

The Bin Area is easy access from Dencombe St, where the refuse vehicle can regularly briefly and safely park, so its operatives can collect, deposit and return the euro bin.