

43 - 47 Piccadilly

Waste Management Strategy P01-September 2020



Waste management strategy

1.0 Introduction

The following Waste Management Strategy is compliant with BS5906:2005.

The proposal is for a mixed-use development at 43-47 Piccadilly, Manchester. It accommodates a retail unit (shell only) at ground and basement with a 129-bed hotel with associated restaurant at 1st to 12th floors.

As the retail unit is shell only, it will be subject to a future Planning and Building Regulation Application for the associated fit-out. Therefore, this Waste Management Strategy is for the hotel and associated hotel restaurant only.

2.0 Hotel and associated restaurant

The hotel brand is Premier Inn and will be operated by Whitbread. All Premier Inn hotels adopt the same rigorous brand standards, which are documented in the **Veola Matrix for Waste & Recycling Bins for Branded Restaurants and Premier Inn, May 2017**. A copy of this Matrix is below, which identifies a weekly requirement for bins for a SOLUS 129-bed Premier Inn to be:

General waste
3no. 1100 litre bins per week

Mixed recycling
10no. 1100 litre bins per week

Food waste
2no. 240 litre bins per week

Glass
8no. 240 litre bins fortnightly

In order to minimise Whitbread’s carbon footprint and operating costs, it is recommended to have more bins and less collections. However, this is not always practical due to limited space and access on some sites. Where there is insufficient space to accommodate the increased number of mixed recycling bins, a second weekly collection will be required. The project at 43-47 Piccadilly, Manchester has relatively small site footprint, so it is proposed the building will be served by 2 collections per week. Therefore, each collection requires the following requirement for bins:

General waste
1.5no. 1100 litre bins per collection

Mixed recycling
5no. 1100 litre bins per collection

Food waste
1no. 240 litre bins per collection

Glass
2no. 240 litre per collection

This equates to a minimum of 6.5no. 1100 litre bins and 3no. 240 litre bins per collection. The bin store accommodates 7no. 1100 litre bins and 7no. 240 litre bins, which is in excess of the minimum recommended bins.

3.0 Bin storage and collection arrangements

A refuse store is provided at the ground floor level of the building, which benefits from convenient access to the local highway network. A dedicated service lift is also available connecting the first floor restaurant, ground floor service entrance, and basement back-of-house areas.

Dedicated bins would be provided for each waste stream. The bin store would also been designed to be lockable and has drainage points to keep the area clean and secure. In addition, Whitbread offers a bin cleaning service that sites can book centrally if the bins require it. Whitbread provide a bespoke colour coded container solution both internally and externally to the hotel. This has demonstrated an effective method of reducing contamination, thus eliminating the need to send a further vehicle to collect any waste that may have inadvertently been contaminated.

The hotel operator would ensure that there is no storage of bins on the local highway (Lever Street or Back Piccadilly) and hence all bins will be stored in the proposed bin store at all times.

Whitbread has a contract with Veolia who undertake refuse collection at all Premier Inn sites. Veolia will be responsible for collecting waste and recycling at this site.

It is proposed that all deliveries and servicing associated with the proposed Premier Inn hotel will be provided on-street from Back Piccadilly to the north of the site, consistent with the servicing arrangement for the existing site and a number of properties along the adjacent street, including the Travelodge Hotel at 19 – 31 Piccadilly, Manchester.

Owing to the constrained access at the site from Back Piccadilly, all deliveries and servicing associated with the hotel will be undertaken using a 12-metre rigid lorry, which has been accepted by Whitbread and would be managed accordingly.

Given the one-way restrictions in the vicinity of the site, it is anticipated that all servicing vehicles would access the site from Newton Road to the east of the site, before turning into Back Piccadilly. Vehicles would then depart the site to the west before turning right onto Lever Street. All delivery and servicing vehicles will form

part of a pre-planned route serving a number of other Whitbread hotels in and around the Manchester area, so this site will not result in additional service vehicle movements on the network but form part of existing delivery vehicle routings.

The collections would avoid the peak periods on the highway network as far as possible. In addition, with the Whitbread Good Night Guarantee in operation at all Premier Inn hotels, collections generally take place after 8:00 on each collection day.

Veolia have recently achieved Carbon Trust Standard. In terms of their vehicle fleet this has meant the introduction of low carbon, low emission refuse collection vehicles and its drivers are trained in responsible driving practices and route optimisation to reduce fuel consumption. In addition to this, Veolia established a Greenhouse Gas Tracker that helps customers to calculate their carbon footprint on the services that it provides to them to help reduce their carbon emissions.

Whitbread expect their waste to be collected in line with their Good Together Environmental objective of Zero Waste to Landfill and thus waste is segregated at the point of collection into 4 waste streams (general waste, mixed recycling, food waste and glass). In addition, to keep Scope 3 emissions as low as possible, Whitbread will always try to provide more containers and collect less often where space permits.

Regular communication with the site will be provided to help with the education process. Whitbread also has an online educational tool called ‘Say No to Landfill’ which is mandatory for all employees to complete.

A Delivery and Servicing Management Plan has been prepared by RGP. A copy of this document has been submitted as part of the planning application.

Veolia Matrix for Waste & Recycling Bins for Branded Restaurants, Premier Inn and hub, May 2017

In order to minimise Whitbread’s carbon footprint and operating costs, it is recommended to have **more bins and less collections**. However, this is not always practical due to limited space and access on some sites. Where there is insufficient space to accommodate the increased number of mixed recycling bins, a second weekly collection may be required. Some variations will be dependent upon specific site requirements and service availability through the local Veolia depots.

SOLUS PREMIER SITES AND HUB	GENERAL WASTE	MIXED RECYCLING	FOOD WASTE	GLASS
	Number of lifts per week Standard bin size, 1100 litre	Number of lifts per week Standard bin size, 1100 litre	Number of lifts per week Standard bin size, 240 litre	Number of lifts per fortnight Standard bin size, 240 litre
101 - 150 bedrooms	3 bins, 1 collection weekly	10 bins , 1 collection weekly	2 bins, 1 collection weekly	8 bins, collection fortnightly

Key to bin sizes: 1100 litre = 1360 mm wide x 1465 mm high x 1070 mm deep, 240 litre = 580 mm wide x 1075 mm high x 715 mm deep.

The bin matrix gives broad guidance only, exact needs will be determined by trading style, location, bin storage space available, access etc.

