

THE BOILER ROOM – 222 BURTON ROAD, WEST DIDSBURY, MANCHESTER

PLANNING APPLICATION REF: 117475/FO/2017

WASTE MANAGEMENT STATEMENT

Purpose

This statement updates the already submitted Waste Management Strategy and Proforma submitted in support of the application. The statement explains how commercial waste is managed by The Boiler Room to ensure adequate waste and recycling bins are stored on the premises in readily accessible locations and that waste collection services will be managed in a way that will not obstruct the highway or generate noise/amenity concerns.

Scope

The Boiler Room requires 4 x 360 litres wheelie bins in order to store and dispose of waste and recyclables in a sustainable way as follows:

- General waste x 1
- Mixed recycling (glass, plastics, cans and tins) x 1
- Card and paper waste (pulpable waste) x 1
- Food waste x 1

The services of Viridor Ltd have been commissioned by The Boiler Room to collect and process waste and recyclables arising from the business.

Bin storage

3 locations on the premises are used for the storage of the 4 wheelie bins (on private land and not in the rear alleyway).

General Waste and Food Waste bins will be stored in the rear yard area - see photograph below demonstrating there is ample room to accommodate two bins (please note this photograph was taken for illustrative purposes only when bins were being returned to their stated locations on waste collection day). The bins will be labelled "222" so it is clear they belong to these premises.



A mixed recycling bin will be stored in a small external yard located between the bar and area and the disabled toilet – see photograph below demonstrating that this external space can comfortably accommodate single wheelie bin. This bin will store glass, plastic bottles, cans and

tins and will only be used between the hours of 09:00 and 19:00 hours. Mixed recyclables will be stored in the bar and kitchen areas outside these times to ensure no noise nuisance arises from its use.



A further paper and card wheelie bin will be stored in the basement beer cellar area where there is plenty of space to accommodate it. The business generates relatively little paper waste. Paper waste from the bar and kitchen areas (e.g. bottle trays and food boxes) will be gathered and taken down to the basement wheelie bin daily. This wheelie bin will be brought upstairs by staff on collection days and taken to the external collection point.

Waste collection

Viridor Ltd have been commissioned to collect The Boiler Room's waste. The four bins will be collected from the 3 locations specified above and be taken to the collection point at the end of the shared alleyway to the rear of the premises on collection days like other adjacent businesses and dwellings. The bins will be returned to their storage areas following collection as soon as is practicable and certainly on the same day as collection. The manager will be responsible for ensuring this takes place. This arrangement is a well established waste collection solution for adjacent businesses and dwellings and ensures bins are not stored on the building's primary Burton Road frontage (see photograph below).



Ventilation and Hygiene

Bins will be cleaned when necessary.

The only internally stored bin is the paper bin in the basement area that will not generate any odour issues. All bins will also be wheelie bins with lids that prevent odour becoming a nuisance.

Frequency of collection

General waste and food waste will be collected weekly. Waste will be collected weekly but this will be kept under review and additional collections will be arranged should they be required.

Further commentary

As stated in previous correspondence, the previous use of the premises comprised of a restaurant at ground floor level and a dwelling above. This would have generated an overall requirement for 8 bins. The proposed development therefore reduces overall bin numbers by 50% ensuring there is no overspill of bins into the rear alleyway.

It should also be noted that what is proposed is a well established, practical waste collection solution for businesses and dwellings and operates effectively. Waste collection operatives are happy with the proposed solution.

The Boiler Room cannot be held responsible for the long term storage of bins in the rear alleyway by others.