

KRO HOSPITALITY

Hotel Development
47 Peter Street, Manchester

Proposed Servicing and Refuse Strategy

Proposals

Conversion of the first, second and third floors of a former warehouse building into a bedroom only hotel above an existing split-level ground floor restaurant

Existing Provision

The upper floors are currently unused, are not serviced in any way and do not produce any form of refuse.

Proposed Provision

In accordance with the principles/ recommendations of Manchester City Council's guidance GD 04 Waste Storage and Collection Guidance for New Developments version 6.00 the suggested refuse strategy for the existing restaurant and proposed hotel is as follows:

Internal Hotel Refuse Storage

There is to be a dedicated bin store circa 8m² at first floor level which is to provide temporary refuse storage for the hotel, this is to facilitate the daily cleaning of rooms and is to be emptied at the end of each shift prior to the checking in of new residents. This room is to be mechanically ventilated and is to be finished with vinyl sheet flooring laid to falls to a floor gully to facilitate cleaning.

Internal Storage of Waste Containers

Currently the restaurant has 5 bins (2x 1100L & 3 x 240L) bins stored on the street, which are collected four times a week. However, the restaurant is shortly to submit planning and listed building consent applications to form an internal bin store which will have direct access to Bootle Street (as indicated on the submitted ground floor drawing). It is understood that the restaurant has adopted measures recently to significantly reduce its refuse generation (such as switching to draught beers and using refillable filtered water bottles). The new bin store will also accommodate the hotel refuse and this will be facilitated by increased collections. It is suggested that a Grampian condition be used for the hotel application to ensure that the new internal bin store within the restaurant demise is operational prior to the hotel use being brought into use. Collection of refuse is to be from Bootle Street by a licenced waste carrier. The estimated hotel waste will be an additional 2,040L of waste per week. The above conclusion was derived from the following calculation:

Hotel per Week:

Suggested waste per resident is 30L per week (50% of that often allowed for per person in dwellings), of which 15L (50%) is general waste, 7.5L (25%) is pulpable recycling and 7.5L (25%) is mixed recycling. The maximum number of guests is 68 people; therefore the projected amount of waste is 68 x 30L per week, which equates to 2040L, of which 1,020L is general waste, 510L is pulpable recycling and 510L is mixed recycling.

The Hotel Operators will continually review the frequency of the collections to ensure that seasonal variations are addressed so that there is no public hygiene nuisance resulting from the storage of waste.

The servicing and refuse requirements of the hotel will be linked directly with that of the existing restaurant business currently operating from the lower ground and upper ground floor levels. It is proposed to retain and reuse the existing bins, changing only the number of collections.

Servicing

All servicing will be from the rear elevation on Bootle Street, through the existing double doors and internally via the rear escape staircase.



All servicing through the rear doors
on Bootle Street

Existing Arrangement - Asha's	New Arrangement - Asha's and Hotel
Servicing - Linen and Laundry	
Two times a week, single driver Luton van or similar, collect/drop off taking approximately 15 minutes	Three times a week, single driver Luton van or similar, collect/drop off taking approximately 15 minutes
Refuse	
Four times a week, two/three operative refuse collection vehicle, collect only taking approximately 5 minutes per visit	Seven times a week, two/three operative refuse collection vehicle, collect only taking approximately 5 minutes per visit

Bins will be placed on the street for collection by hotel/restaurant staff and will be returned to the bin store after collection. Collections will take place from Bootle Street.



Current collection agencies for the restaurant business will be retained and their services extended to cover the proposed bedrooms:

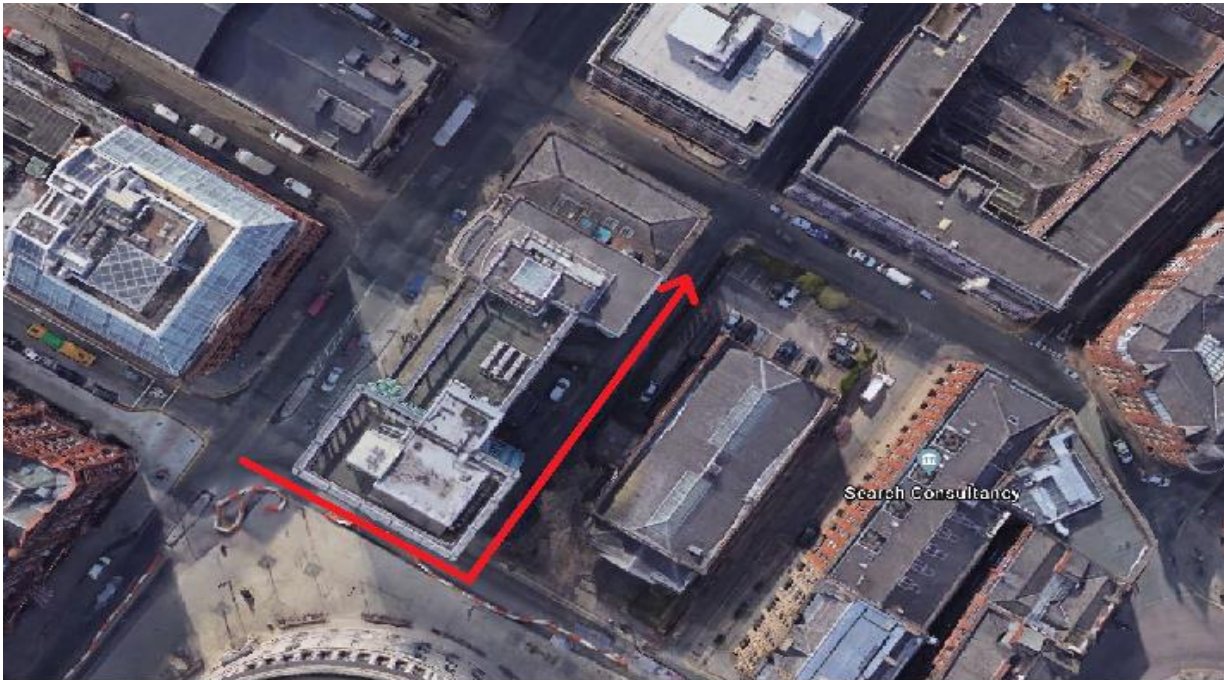
Recycled Waste - Veolia

General Waste - Veolia

www.veolia.co.uk

The commitment to environmental issues through our waste partners can be fully understood by viewing their website.

All vehicles to continue their existing route to the rear of the building to stop on Bootle Street for both deliveries and collections



→ Vehicular path for deliveries and collections