Qbic Hotel Manchester

Waste Management Strategy

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1.0 Introduction

1.1 This Operational Waste Management Statement summarises the operational waste management and forms part of an overall Waste Management Strategy for Qbic Hotel Manchester

1.2 The design of the building and landscape elements proposed at John Dalton House aims to create a high-quality and distinctive hotel development which is appropriate to the local context and has a high-level of sustainability performance. Coordination through the onsite Management team will ensure the various waste streams throughout the development are appropriately managed.

2.0 Relevant Policy and Legislation

2.1 The EU Waste Framework Directive (75/442/EEC) sets the overall framework for legislation relating to waste throughout the UK.

2.2 The Environment Act 1995 - the Environment Agency has been made responsible for issuing waste management licenses and other aspects of waste regulation.

2.3 The Environmental Protection Act 1990 – All of waste leaving John Dalton House is controlled waste. This is described in section 74(4) of the EPA 1990 as the waste arising from household, commercial or industrial premises. Controlled waste includes waste from offices, food handling, shops and other domestic activities.

2.4 The Environmental Protection Act 1990, section 34 imposes a "Duty of Care" on producers and handlers of waste, "to take reasonable measures to prevent the unauthorised deposit, treatment or disposal of waste." This means the following:

Qbic Hotel Manchester will keep records of how much waste it is generating.

- We must ensure that a registered carrier collects our waste.
- We must ensure that all transfer notes are completed and filed detailing the type of waste for disposal. These must be kept for three years.
- Ensure that all waste is dealt with in accordance with the "Duty of Care"

2.5 Waste strategy for England 2007 sets out the Government's vision for managing waste and resources in a sustainable manner and sets targets for municipal and commercial and industrial waste. New targets for commercial and industrial waste are expected shortly.

2.6 Waste Electrical and Electronic Equipment (WEEE) Regulations 2005. These regulations aim to ensure that waste electrical and electronic equipment is disposed in an appropriate environmentally suitable way at the end of its operational life.

2.7 EU Landfill Directive. Landfill is a major source of methane (CH4) – a powerful greenhouse gas with significant contribution to climate change. Methane is produced when biodegradable materials such as paper and food waste decompose in the absence of oxygen. For this reason, the UK Government and the EU have agreed the EU Landfill Directive. Council Directive 99/31/EC on the landfill of waste.

2.8 Planning Policy Statement 10 (PPS 10): Planning for Sustainable Waste Management sets out the Government's policy to be considered by waste planning authorities and forms part of the national waste management plan for the UK.

2.9 Joint Waste Development Plan Document (Greater Manchester Waste Plan) – this document sets out planning strategy for sustainable waste management in Greater Manchester. Waste infrastructure is set out in section 3.4 of this report.

2.10 Policy EN19 Manchester City Councils Core Strategy Document 2012 -2027

3.0 Operational Waste Disposal Introduction

3.1 Qbic Hotel Manchester is committed to reducing its impact on the environment by managing its waste in an efficient and sustainable manner and to ensure that this is improved upon, year on year.

3.2 Waste can be classified generally as anything that an organisation or person no longer has a use for or no longer wants. In the UK 67% of municipal waste and 54% of commercial and industrial waste is sent to landfill. Only 23% of municipal waste is recycled or composted and 35% of commercial or industrial.

3.3 The cost of waste disposal is on the increase annually with an upward trend predicted in the years ahead. Putting waste into landfill is not sustainable and Qbic Manchester is committed to finding improved ways of addressing waste, from reduction at source to reuse.

3.4 Waste management will be controlled by the Qbic Hotel Manchester's operations team. The development falls within the City of Manchester and therefore is subject to their waste requirements and BS5906:2005 storage and on-site treatment of solid waste from buildings, as summarised below.

- Any route where wheeled bins are to be pushed will have a gradient less than 1:12 and include no steps or kerbs.

- The collection vehicle will be able to approach to within a maximum distance of 8m of the collection point (e.g. top of car park ramp or other suitable location)
- No steps and projections at the entrance of waste rooms
- Storage areas for waste and recyclable material will be clearly designated for this use only, by a suitable door or wall sign and, where appropriate, with floor markings
- The walls and roofs of the waste room will be formed of non-combustible and impervious material and have a fire resistance of one hour and the doors will have a fire resistance of 30 minutes
- Waste rooms will have proper ventilation and wash down facilities (water pipe and drainage)
- A walkway at least 1.3m wide will be provided within the waste room that allows access to each of the individual containers and ensures that an individual container can be removed from the store without the need to move any other containers
- Doorways will provide at least 1.3m clearance (including thickness of doors)
- Gullies will be positioned as not to be in the track of container trolley wheels

3.5 All employees of Qbic Hotel Manchester will take reasonable steps to minimise the waste they produce and will work with the Hotel Guests to further minimise waste streams. Where items are no longer required the following options should be considered:

3.6 Avoid / Eliminate

is the best and most preferred strategy or option, and therefore ranks first. It is the most cost effective, zero waste also means no cost is involved in its management.

3.7 Reduce

- Avoid the need to discard materials in general. Order quantities of goods that are needed, joint order with other teams if possible, avoid stockpiling.
- Ask suppliers to take back any packaging or re-usable items
- Require suppliers to reduce their packaging of goods inward (particularly with consumable goods)

3.8 Re-use

By using existing material instead of disposing this material to landfill. Where possible, Qbic Hotel Manchester should reuse items in their original form for the same or a different purpose instead of discarding them. If an item cannot be reused on site for any reason, the hotel management should

investigate the possibility of selling it or donating it to employees, charities, schools, businesses or other interested parties. For items that no longer work, follow the recycling path, as below.

3.9 Recycle / Compost

Qbic Hotel Manchester provides a dedicated recycling station in each hotel bedroom and opportunities interactive guests opportunities including our glass buster in the restaurant spaces (see appendix)

3.10 Energy Recovery

Qbic Hotels Manchester is in discussion with the current local waste providers to send all residual waste for waste to energy

3.11 Disposal

Qbic Hotel Manchester will operate with a waste management contract that seeks to reuse all waste and does not promote landfill. However, reduction at source is the preferred option.

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3.12 Waste Categories

Waste generated from the development will fall under the following categories:

OFFICE WASTE	LANDSCAPE	F+B	BEDROOMS
Paper/Cardboard	Green Waste	Paper/Cardboard	Paper/Cardboard
Dry recyclables (cans/glass/plastic)		Dry recyclables (cans/glass/plastic)	Dry recyclables (cans/glass/plastic)
Biodegradable		Biodegradable	Biodegradable
		General Waste	General Waste

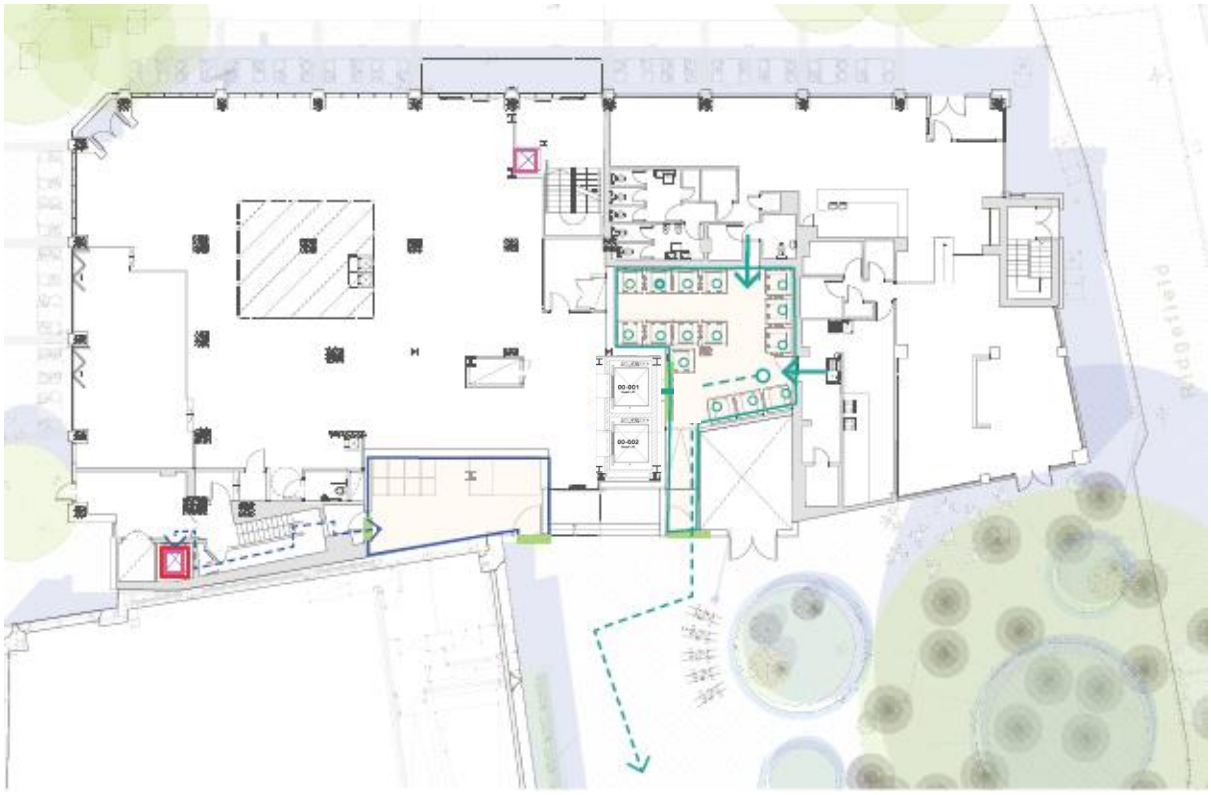
Storage Provision – John Dalton House

3.13 A minimum dedicated waste storage area of 30m2 will be provided across in a dedicated storage area to the rear of the building. (shown below)

This is a well ventilated area easily accessible for both Qbic use and tenant use at the rear of the building.

Within the basement of the property a refuse holding room has been included, which includes a gully to enable full clean down as required. This will enable staff to sort and package refuse prior to taking to the external refuse area.

The hotel will also consider the addition of a small compactor and baler in the basement area



This designated storage space allows easy collection by our selected waste removal providers via the Ridgefield adjacent street.

Collection Arrangements

3.14 The hotel staff will collect all waste categories from the guest bedrooms, transport them to the designated storage site and deposit in the designated containers.

3.15 The frequency of collections is assumed to be three times per week for all categories of waste, however this will be reviewed once the development is operational and suitable amendments made to reflect operational requirements.

3.16 All waste disposal to comply with the Environmental Protection Act 1990 - Duty of Care.

Targets

3.17 Qbic Hotels Manchester is committed to seeking to achieve the following targets:

- 100% Food waste will be separated or bagged for composting off-site.
- 100% Paper and cardboard from general use which can be separated for recycling and collected once weekly.
- 100% Dry recyclables will be separated for recycling and collected by a private contractor weekly or returned to the supplier if appropriate
- 100% Landscaping waste and grass cutting which will be collected for local off-site composting
- Working towards 100% residual waste to be utilised for waste to energy locally within Greater Manchester

4.0 Appendix: glassbusters system







Compaction for space saving

Empty bottles take up a huge amount of bar and storage space. It's hard to believe it, but the bin full of bottles on the left can be compacted down to the small bin that Pete is holding on the right!

Our basement 8:1 compaction, means that you can claim back valuable bar space to use more productively. Finally dispense with those large under-bar bottle bins.

Your back-of-house activities are also streamlined. Where you had 8 large smelly bins, you can now have 1 compact machine.

By freeing up space, your business can be more productive. Less frequent, off-street collections ensure fewer distractions from other tasks.



Improved health & safety compliance

Our system will deal with all your empty bottles but also any broken drinks glasses. Staff will feel safer not having to manhandle clunky, potentially broken glass. This will keep your Health & Safety officer smiling. A nasty cut or gash can be distressing and very costly in terms of business impact.

As the system is very quiet, the general background noise in the bar created by glass-on-glass impacts will be reduced, making your bar or restaurant a nicer environment.