1 November 2018

VIA PLANNING PORTAL

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Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITION 18 (REFUSE) ATTACHED TO PLANNING PERMISSION REF. 106594/FO/2014/C1

UNIT 8, MANCHESTER BUSINESS SCHOOL, THE UNIVERSITY OF MANCHESTER, OXFORD ROAD, MANCHESTER, M13 9PL

PLANNING PORTAL REF. PP-07395963

On behalf of our client, Pret A Manger (Europe) Limited ("Pret"), Savills is instructed to submit an application to discharge Condition 18 (refuse) attached to planning permission ref. 106594/FO/2014/C1 relating to Unit 8, Manchester Business School, The University of Manchester, Oxford Road, Manchester, M13 9PL ("the site"). This is to allow for the beneficial occupation of the site by Pret as one of its sandwich shops.

Accordingly, please find enclosed:

- Application form;
- TD18-PM95-01.1 Rev B (Proposed Layout Plan)
- TD18-PM95-13.1 (Refuse Location Plan);
- 9618/M/1 Rev C (Proposed HVAC); and
- Manchester City Council Proforma.

Payment of the appropriate fee of £116.00 has been made via the Planning Portal.

Proposals

This application submits details pursuant to Condition 18 of planning permission granted in November 2014 (ref. 106594/FO/2014/C1). In particular, this planning permission granted permission for:

> *"Refurbishment and reconfiguration of existing Manchester Business School and University Precinct Buildings to include the remodelling of the ground floors, demolition of existing link between Precinct Centre and Crawford House, provision of improved and extended retail space for Class A1 (Shop), Class A2 (Financial and Professional Services) and Class A3 (Restaurant and Cafe Use), the creation of additional useable floorspace including a 4 storey extension to Higher Chatham Street, public realm improvements including pavement widening, removal of existing glazed roof to precinct centre and creation of 2 storey extension above".*

Condition 18

Condition 18 relates to refuse storage. In full, Condition 18 reads:

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Registered office: 33 Margaret Street, London, W1G 0JD

"Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. This shall include A Waste Management Strategy for both the Educational (D1 use and each ground floor retail (Use Class A1, A2 or A3) unit and should outline the following: Estimated volumes and types of waste produced by the development, Details of internal and external stores for both waste and recycling, including any plans and designs, Location of the proposed collection point and details of the route the collection vehicle will take, Details of how waste will be transferred between stores and to the collection location, Details of number and capacity of bins proposed and collection frequency. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation".

Details

Pret has extensive experience of operating comparable sized stores in city centre locations. In conjunction with its appointed waste contractor and the overarching waste management strategy of the landlord, it has developed a waste strategy for this store as detailed below.

Internal and external storage

The proposed layout of the Pret store, as shown on approved drawing TD18-PM95-01.1 Rev B (Proposed Layout Plan) shows two condiment waste pods within the store. These are points for customers and staff to deposit refuse when clearing tables. The store layout also includes the provision for a generous internal refuse store within the back of house area. This internal refuse store is appropriately ventilated, as shown on drawing 9618/M/1 Rev C (Proposed HVAC).

The condiment waste pods are emptied as required and refuse sacks temporarily stored within the back of house refuse store. From time to time, or when the internal refuse store is full, the refuse sacks are transported by Pret staff to the external refuse store within the rear yard area as shown on drawing TD18-PM95-13.1 (Refuse Location Plan). This external refuse store is demised to Pret and capable of accommodating at least three 1100l bins. This external store is 'open air' and therefore not enclosed and therefore benefits from natural ventilation. It is proposed to have two general waste bins and one dry mixed recycling bin. This external refuse store is then serviced by the appointed waste contractor. The indicative routing and parking of the refuse vehicle is shown on drawing TD18-PM95-13.1.

Refuse is stored in strong sacks to prevent spillage and deter vermin. Given the large number of sales which are expected to relate to the sale of cold food and drink for consumption off the premises (e.g. sandwiches, baguettes, salads) not all waste associated with product sales will be disposed of on-site, rather customers will dispose of this elsewhere (e.g. street bin, at home, office). This size waste/recycling store is also informed by Pret's extensive experience of operating many stores of similar size, format and location leading them to conclude this is more than adequate for the daily storage of waste.

Segregation

General waste and dry mixed recyclables will be segregated in sacks and through the 1100l bins.

Frequency

As a result of the generous refuse stores (internal and external), it is estimated that the store will require six pickups from the appointed waste contractor. It is anticipated there will be six collections per week, with daily collections Monday to Saturday inclusive. This frequency of collections for a Pret store is not expected to result in a material increase to the highway network and can be adequately accommodated without the need for mitigation or further assessment.

This information is captured within the submitted Proforma.

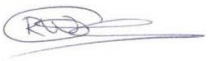
Summary

Condition 18 requires the submission of details in respect of refuse arrangements. The nature of Pret's store layout is such that a generous internal refuse store is provided within the back of house area. This is supported by an external refuse store which is capable of accommodating three 1100l bins (two general waste and one dry mixed recyclables). This external refuse store acts as the point of collection by the appointed waste contractor. Prepared in conjunction with the landlord's waste management strategy and waste contractor, this arrangement is considered sufficient and entirely appropriate.

I look forward to receiving confirmation that the application has been registered. I would welcome the opportunity to discuss the details of the application with the appointed Case Officer at the earliest opportunity.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Rhys Govier
Associate

Enc. As above