GL Hearn
Part of Capita Real Estate

Waste Management Strategy

Treasure Choice Enterprise Limited

28 – 30
Oldham Street
Manchester
M11JN

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Contents

Section **Page**

1 INTRODUCTION 3

2 ESTIMATED VOLUMES AND TYPE OF WASTE PRODUCED BY THE DEVELOPMENTERROR! BOOKMARK NOT DEFINED.

3 DETAILS OF INTERNAL AND EXTERNAL STORES FOR BOTH WASTE AND RECYCLING, INCLUDING ANY PLANS AND DESIGN 5

4 LOCATION OF THE PROPOSED COLLECTION POINT AND DETAILS OF THE ROUTE THE COLLECTION VEHICLE WILL TAKE 6

5 DETAILS OF HOW WASTE WILL BE TRANSFERRED BETWEEN STORES AND TO THE COLLECTION LOCATION 7

6 DETAILS OF NUMBER AND CAPACITY OF BINS PROPOSED AND COLLECTION FREQUENCY 8

Appendices

APPENDIX A: BIN STORE PLAN (AWAITING FROM HLM) 9

APPENDIX B: WASTE COLLECTION LOCATION PLAN 10

1 INTRODUCTION

1.1 This Waste Management Plan has been prepared by GL Hearn on behalf of Treasure Choice Enterprise Limited in order to support their planning application for the following proposed development at 28 – 30 Oldham Street, Manchester, M11JN:

> *""Use of the vacant upper three floors and roof space as a hotel and a three storey extension to provide additional hotel accommodation (Use C1)"*

1.2 This Report has been compiled in accordance with the following Document:

- GD04: Waste Storage and Collection Guidance for New Developments (September 2017)

1.2.1 This report will cover the following, as is required by Manchester City Councils 'GD04: Waste Storage and Collection Guidance for New Developments (September 2017)' document :

- Estimated volumes and type of waste produced by the development
- Details of internal and external stores for both waste and recycling, including any plans and design
- 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.

1.3 An accompanying Waste Management Proforma has also been submitted separately.

Statement Structure

1.4 The structure of this Statement is structured as follows:

- Section 2: Estimated volumes and type of waste produced by the development
- Section 3: Details of internal and external stores for both waste and recycling, including any plans and design
- Section 4: Location of the proposed collection point and details of the route the collection vehicle will take
- Section 5 : Details of how waste will be transferred between stores and to the collection location
- Section 6: Details of number and capacity of bins proposed and collection frequency
- Appendix A: Ground floor plan showing proposed bin store
- Appendix B: Waste Collection Location Plan

2 ESTIMATED VOLUMES AND TYPE OF WASTE PRODUCED BY THE DEVELOPMENT

2.1 In terms of the likely waste to be generated by the proposal, around 50% of this will be general waste and the other 50% will be mixed recycling. It is anticipated that approximately 4,400 litres of waste will be produced per week. This includes the hotel and ground floor unit.

2.2 This weekly waste production figure has been determined by assessing the weekly average waste of other hotels operated by the applicant in the UK. For a hotel of this size, from experience, this is adequate with a daily waste collection service taking place.

2.3 This waste capacity is also sufficient to accommodate a scenario if a moderate increase in the weekly waste production identified above occurs.

3 DETAILS OF INTERNAL AND EXTERNAL STORES FOR BOTH WASTE AND RECYCLING, INCLUDING ANY PLANS AND DESIGN

3.1 Prior to its closure, the bin store for 'Dry Bar' (which previously occupied the ground floor unit) was located at ground floor level to the rear of the property. The proposed bin store is to remain in broadly the same location.

3.2 There are 4 x 1100 litre bins proposed and these will be located internally in an 15 sqm store located at ground floor level towards the rear (south eastern edge) of the building. 2 of the bins will be for general waste, and the other 2 will be for mixed recycling. No external stores are proposed.

3.3 Please see the bin store plan (Appendix A) which identifies the location of the bin store in addition to the type, location and size of bins to be located within the store.

3.4 The bin store will be made for both the hotel and the ground floor commercial uses and can be accessed externally only from Spear Street.

3.5 The bin store will be operated by the management team in order to ensure that the bins are used correctly. Full training will be provided to all staff and signage will also be used to raise awareness of the recycling facilities provided.

3.6 The bin store doors will be ventilated.

4 LOCATION OF THE PROPOSED COLLECTION POINT AND DETAILS OF THE ROUTE THE COLLECTION VEHICLE WILL TAKE

4.1 A company was previously in place to collect the 'Dry Bar' waste on a daily basis. It is likely that this company will continue to collect waste at the site once it is in operation.

4.2 The refuse store will be accessed externally from Spear Street via the rear service doors (See Appendix A).

4.3 The collection vehicle will take the same route as it did when waste was collected for 'Dry Bar' as there is no need to change this collection route which has served the site adequately. This comprised accessing the collection point on Spear Street from either Dale Street to the South or Hilton Street to the north.

4.4 It should also be noted that a number of waste collections from other surrounding properties are already taken from Spear Street, so this is and continues to be a suitable location.

4.5 Please see Appendix B for the waste collection location plan.

5 DETAILS OF HOW WASTE WILL BE TRANSFERRED BETWEEN STORES AND TO THE COLLECTION LOCATION

5.1 The movement of the bins from the refuse store to the agreed collection point will be under the management's remit. The bins will be moved and collected within an agreed time slot subject to what is agreed with the waste collection company.

5.2 The location of the bin store has been considered to ensure that the collection point will not be in excess of 10 metres from the bin store. Hotel staff will be trained to bring the bins to the collection point just before collection and return them to the bin store at the earliest opportunity.

6 DETAILS OF NUMBER AND CAPACITY OF BINS PROPOSED AND COLLECTION FREQUENCY

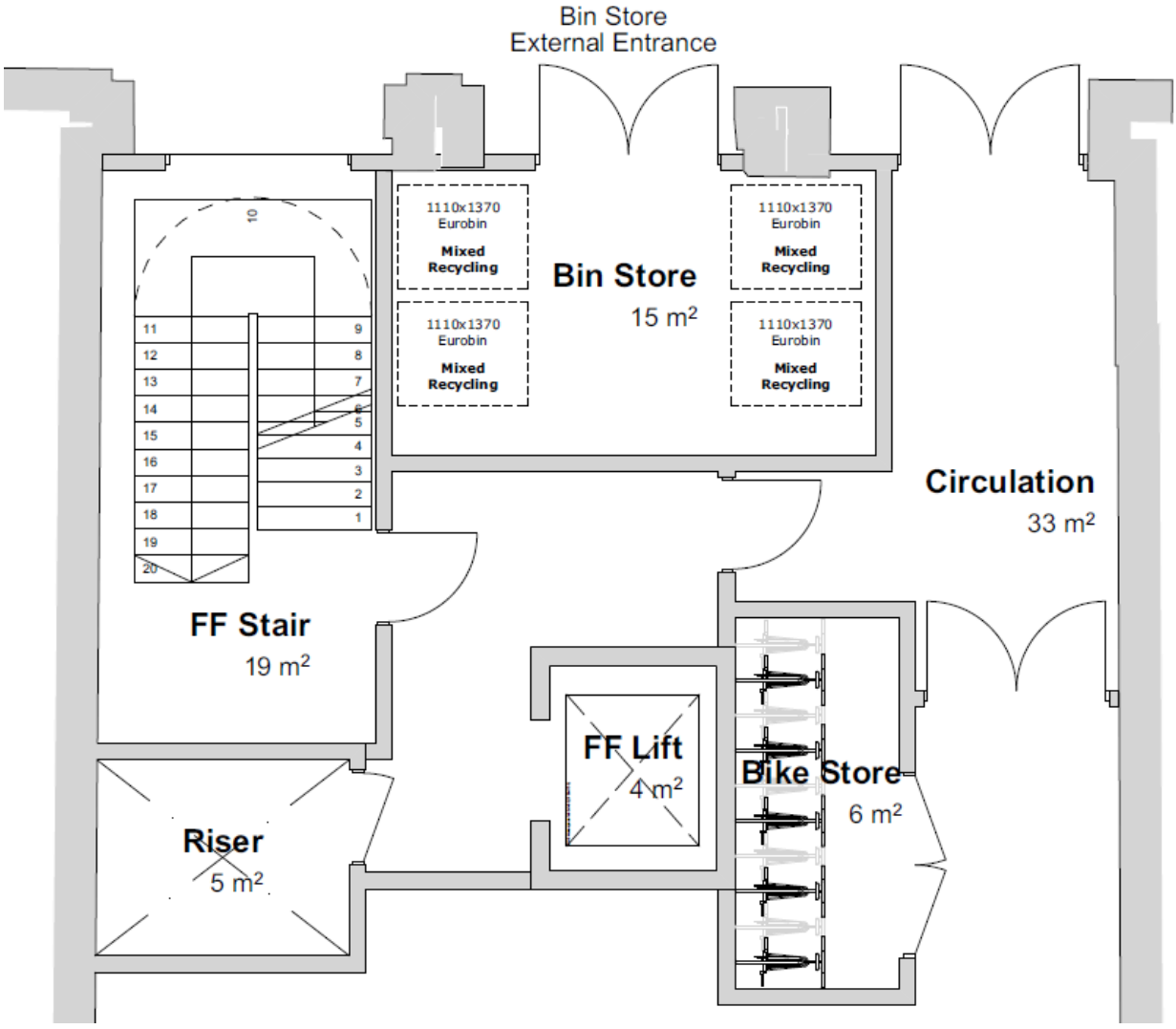
6.1 In determining the proposed bin storage provision, the 'Making Space for Waste – Designing Waste Management in New Developments' document was considered, as is recommended within Manchester City Councils 'GD04: Waste Storage and Collection Guidance for New Developments (September 2017)' document.

6.2 The GD04 guidance does however state that this document is to be used for guidance purposes only. The guideline provision outlined within this document is clearly excessive when considered against the applicant's other hotel operations in the UK.

6.3 4 x 1100 litre bins are proposed. 50% of bins will be for general waste and 50% will be for mixed recycling. The applicant has considerable experience of operating hotels of this scale and this is considered more than adequate for the proposed development.

6.4 A daily waste collection will be made. This will collect both mixed recycling waste and general waste. In the extremely unlikely scenario where this collection rate is considered insufficient, this will be increased and/or additional internal storage space provided.

APPENDIX A: Bin store plan



APPENDIX B: Waste Collection location plan

