18-20 FOUNTAIN STREET, MANCHESTER

Bruntwood Estates Beta Portfolio Ltd

GROUND FLOOR
RE-CLADDING WORKS

REFUSE COLLECTION STATEMENT

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1.0 Introduction.

1.1 This purpose of this document is to confirm the refuse storage and collection facilities in connection within the proposed development.

1.2 This document is submitted in support of the Planning Application for the ground floor re-cladding works proposed to 18-20 Fountain Street, Manchester.

1.3 This document should also be read in conjunction with the Design Statement, Access Statement and the drawings.

2.0 Existing facilities.

2.1 18-20 Fountain Street essentially consist of two self contained retail units on the ground floor and self contained office accommodation on the two floors above. The proposals involve the re-cladding of the building at ground floor level, forming new shop-fronts to the retail units and a new entrance door for the offices above. The proposal does not affect the existing refuse collection facilities.

2.2 At present bins are located within the enclosed service yard area to the rear of the property, off Phoenix Street. This yard is shared with the adjacent Lowry House and contains a bin store area.

2.3 Tenants are responsible for their own refuse, and where necessary each tenant provides suitable refuse storage space within their own demise. As required refuse sacks are collected and deposited in the bins within the external bin storage area.

2.4 The bins are emptied in accordance with the existing arrangements the landlord has with his commercial collection refuse service provider. Refuse lorries presently either park on Phoenix Street and the bins are taken out of the service yard to be emptied, or the lorry enters the service yard to facilitate emptying of the bins.

3.0 Proposed facilities.

3.1 Existing refuse collection facilities are unaltered by the proposals and will thus remain as existing.

3.2 The existing external bin storage area in the service yard will remain.

3.3 The two retail properties are presently unoccupied. Should a tenant have specific needs regarding refuse disposal these will be agreed with the landlord and his commercial refuse collection service provider.

3.4 Facilities for recycling will be adopted in accordance with those offered by the landlord's commercial refuse collection service provider.

Ombler Iwanowski Architects
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