Waste Management Strategy

King Street Townhouse Hotel, 8-10 Booth Street, Manchester

Reference: EDDM/TURL/WMSrev1

Introduction

This Waste Management Strategy has been prepared on behalf of King Street Investments, to support the discharge of condition 19 (Storage and Disposal of Refuse) pursuant to planning permission 104475/FO/2013/C1 at King Street Townhouse Hotel, Booth Street, Manchester.

The document has been prepared to provide a framework for the collection of waste and recyclable materials onsite and to address points raised in correspondence with Manchester City Council (dated August 2015) as follows:

- Estimated volume and types of waste produced;
- Details of the number and capacity of bins to be provided;
- Frequency and times of refuse collection and size of vehicles;
- Details of internal stores for both waste and recycling, including plans and designs; and
- Location of the proposed refuse collection point and details of the collection route

Also attached are a completed Waste Management Strategy Pro-Forma (as required by Manchester City Council), Waste Collection and Route Plan, Internal Store drawings and a Waste Management Plan.

Estimated Volume and Types of Waste Produced

As set out in the report prepared by Kenny Waste Management submitted as part of the full planning application, it is intended that the hotel will produce up to 14,000 litres of waste per week. This roughly equates to 2000 litres of waste per day (please see enclosed pro-forma at Appendix 1 for calculations).

As the Council is ware, the hotel is yet to open and a waste contractor has not yet been appointed. However, the applicants existing hotel at Great John Street provides an indication on the volumes and types of waste produced, therefore allowing for an understanding of the future waste expectations of the hotel.

At Great John Street Hotel, the current waste collection services (provided by Fresh Start Waste Services Ltd) involve the following types of waste and capacity per week:

- General Waste – 2x1100L
- Pulpable Recycling (Cardboard/paper collection) – baled in the building
- Food Waste – 2x240L
- Glass Recycling – 6x360L

Details of the Number and Capacity of bins Proposed

It is considered that the King Street Townhouse Hotel will produce the same types of waste and bins will hold a similar capacity as per the Great John Street Hotel. The following number and capacity of bins are, therefore, proposed, providing a total capacity of 4260L:

- 3 No. 1100L Eurobins (1325(H) x 1210(W) x 1038(D) mm)
- 4 No. 240L Wheelie Bin (1070(H) x 580(W) x 740(D) mm)

Details of internal stores for both waste and recycling

The approved drawing ref: B3885-AEW-B1-DR-A-0610 P01 (enclosed at Appendix 2) notes that the internal waste and recycling point will be located in the basement level of the building. All of the proposed bins will be accommodated within this internal store.

A Waste Management Plan (enclosed at Appendix 3) has been produced which sets out the various recycling arrangements for the hotel. It is envisaged that any cardboard, cartons, paper and plastic will be separated and placed within the internal store. Glass waste will also be separated and stored in separate containers in the internal store

The Waste Management Plan will act as a key management tool that will contribute towards achieving sustainable waste management throughout the operation of the hotel.

Estimated Collection Frequency, Times and Size of Vehicles

In line with the current collection services at Great John Street Hotel, the collection frequency for the waste types outlined above is proposed to be as follows:

- General Waste – 4 days a week
- Pulpable Recycling (Cardboard/paper collection) – 5 bales, once per week
- Food Waste – 3 days a week
- Glass Recycling – 5 days a week

The exact days and times for collection are to be agreed with the chosen waste contractor. From discussions with various potential waste contractors, including those employed at Great John Street Hotel, it is envisaged that the collections (particularly glass recycling) will take place in the late morning (after 9am) so as to avoid noise nuisance for local residents nearby. This is in line with the current timings of the various waste contractors already operating in the City Centre and who have other collection points within the immediate vicinity of the King Street Townhouse Hotel.

The hotel staff will move bins / waste containers from the internal store within the basement to the street level on Kennedy Street on the designated day and time, where the chosen waste contractor will collect the waste from the designated collection point depending on the vehicular size (see enclosed drawing ref: EDDM/TURL/D1a at Appendix 4). A motorised trolley lift will assist in bringing the bins from the basement level to Kennedy Street. The bins will then be returned to the internal store for re-use by the hotel staff. This approach will be co-ordinated with the chosen waste contractor and managed by Eclectic Hotels.

In terms of vehicle types, the waste contractors would decide on the types of vehicles suitable for the collections following an initial site visit. From discussions with potential waste contractors, it is anticipated that medium/large vehicles (24-26 tonnes maximum) will be used for the general waste and glass/food

recycling. For other collections, such as pulpable recycling, it is envisaged that small/medium vehicles would be used. This is consistent with the vehicles used at Great John Street Hotel.

Location of the Proposed Collection Point and Details of the Collection Route

As identified in the Highways Response (ref: TPMA1146/JT) submitted as part of the full planning application, the hotel benefits from its proximity to two existing laybys. As aforementioned, the various bins will be moved from the internal store in the basement to the street level on Kennedy Street. A motorised trolley lift will assist in bringing the bins from the basement level to Kennedy Street. The chosen waste contractor would then collect the waste from outside the premises, utilising the existing loading bay on Kennedy Street (collection point).

In choosing the location of the proposed collection point, consideration has been given to the movement of goods along Kennedy Street between the Loading Bay and the basement entrance. The existing loading bays on Kennedy Street are approximately 50m from the basement entrance onto Kennedy Street. Manchester City Council does not have any specific guidance on acceptable travel distances between Loading Bays and their destinations. Transport for London (TfL) have produced a Kerbside Loading advice document which states that 50m is considered an acceptable distance to transport goods to or from their destination.

Kennedy Street is one way in the northbound direction and benefits from footways on both sides. It is considered that waste collections could be undertaken using the footway on the eastern side of Kennedy Street. The footway is between 2m and 2.4m wide along the length of Kennedy Street between the Loading Bays and the basement entrance and it is considered that this represents sufficient width from which waste contractors and pedestrians could pass. On site observations note that the pedestrian flow along Kennedy Street is low and that, other than the public houses adjacent to the Loading Bay, there is no frontage access to the existing office buildings on Kennedy Street.

It is also noted that other businesses within the vicinity of the site such as Starbucks, Costa Coffee, Piccolinos and Croma do not have specific loading provision adjacent to their premises. The delivery routing for these properties from the Loading Bay on Princess Street crosses busy pedestrian and vehicular routes and in this context it is considered that the use of the existing Loading Bay on Kennedy Street is an acceptable solution.

As concluded within the Highways Response, it is considered that the proposals to service the building from the existing Loading Bay on Kennedy Street are acceptable. The proposed delivery/collection routing would offer minimal disruption to pedestrian/vehicular movements and safety on Kennedy Street.

Appendix 1: Manchester Waste Management Strategy Pro-Forma

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MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: 104475/FO/2013/C1:

Date Submitted: December 2013

Estimated volumes and types of waste produced by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of Bins required	To be provided ?
General refuse	240	1 x 240 litre bin	☐
Pulpable Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Mixed Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Garden Waste	240	1 x 240 litre bin	☐
Food Waste	23	1 x 23 litre caddy	☐

High Rise Apartment Developments

N = Number of Apartments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	V = N x 110	V =	V / 1100 =	
Pulpable Recycling	V = N x 55	V =	V / 1100 =	
Mixed Recycling	V = N x 55	V =	V / 1100 =	
Food Waste	V = N x 5	V =	V / 240 =	

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Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate. Please ensure collection frequencies are included

In accordance with BS5906:2005 the typical waste arising from a 4* hotel, per week is calculated as: 350L x no.of bedrooms Total number of bedrooms = 40 Therefore 40 x 350L = 14,000L of waste per week. 14,000 / 7 days = 2,000L of waste per day 3 No. 1100L Eurobins (1325(H) x 1210(W) x 1038(D) mm) 4 No. 240L Wheelie Bin (1070(H) x 580(W) x 740(D) mm) Provides a total of = 4260L

Has / will a contract be obtained with a licenced waste carrier? Yes, a contract will be obtained with a licenced waste carrier as per the operations at Great John Street Hotel (currently registered with Fresh Start Waste Services Ltd).	☒

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☐

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

A Waste Management Plan (attached) has been produced which outlines the segregation of waste and recycling. All waste is proposed to be stored within the internal store located in the basement level of the building, enabling the hotel staff to easily segregate the refuse and recyclables.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

The approved drawing ref: B3885-AEW-B1-DR-A-0610 P01 (attached) notes that the internal waste and recycling point will be located in the basement level of the building. The proposed number of bins previously mentioned is intended to be accommodated within this internal store.

Are all bins in the store accessible?	☒
Are recycling facilities as easy to access as general refuse?	☒
Has consideration been given to ventilation and hygiene?	☒

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

The hotel staff will move bins / waste containers from the internal store within the basement to the collection point on Kennedy Street on the designated day and time, where the chosen waste contractor will collect the waste. The bins will then be returned to the internal store for re-use by the hotel staff. This approach will be co-ordinated with the chosen waste contractor and managed by Eclectic Hotels.

Please ensure that you have attached:

Detailed plans of waste stores Please see attached drawing ref: B3885-AEW-B1-DR-A-0610 P01	☒
Location plans showing stores Please see attached drawing ref: B3885-AEW-B1-DR-A-0610 P01	☒
Location plans showing the proposed collection point and the route the collection vehicle will take Please see attached drawing ref: EDDM/TURL/D1a	☒

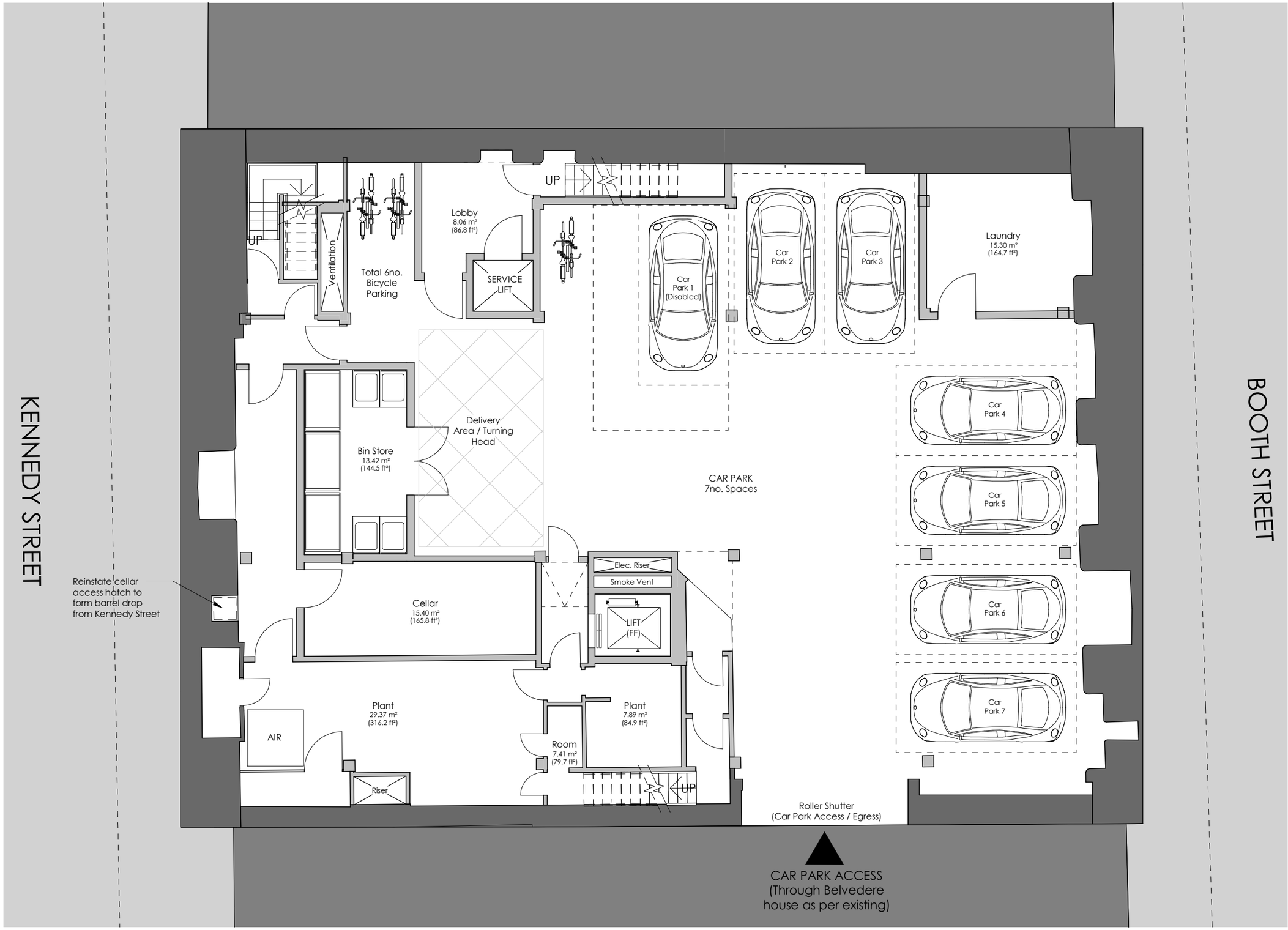
Please ensure that you have completed this form in accordance with our Guidance document: GD04 Waste Storage and Collection Guidance for New Developments

Appendix 2: Internal Store Details

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0 1 2 3 4 5m

Scale @ 1:100



NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

This drawing contains the following model files: -

B3885-AEW-XX-XX-M3-A(P7.1) [S1]

Plan Key

- Historic Fabric
- New construction
- Existing 1980's Columns

REV	Date	Drawn by: -	Issued by: -	Checked by: -
P01 Initial Issue	2013-11-27	PBH	PBH	DG

Client Approval

- A - Approved
- B - Approved with comments
- C - Do not use

Status: S2 — Purpose of Issue: For Information

drawing stage: **Planning**

client: **Eclectic Hotels**

project: **Booth Street, Manchester**

drawing title: **Proposed Basement Floor Plan**

date: 2013-11-27 drawn: PBH

scale @ A3: 1 : 100 checked: DG

Dwg No: **B3885-AEW-B1-DR-A-0610** Rev: **P01**

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Appendix 3: Waste Management Plan

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Waste Management Plan

Proposed Hotel

8 – 10 Booth Street, Manchester

November 2013

This Waste Management Plan (WMP) is a key management tool that will contribute towards achieving sustainable waste management throughout the operation of the hotel. The WMP focuses primarily on the operational aspects of the hotel.

The objective of this WMP is to:

Formalise waste handling, transfer and disposal activities associated with waste from the hotel.

To prevent inappropriate management of waste and associated risk of pollution of the environment.

To facilitate waste minimisation entailing avoidance, reduction, reuse, recycling or treatment before disposal.

To streamline waste segregation, storage, and disposal and promote resource recovery from waste.

To contain, control and dispose of waste in accordance with the required waste management practices (e.g. waste segregation).

To define responsibility for waste management at the various levels of operation associated with hotel.

To provide a framework for the selection of waste management service providers.

WASTE STREAMS

The following predominant waste streams are expected to be generated at the hotel:

Kitchen Wastes: food wastes, fruit and vegetable peelings, leftovers (including meat and fish), egg and nutshells, coffee grounds, tea leaves, husks and seeds, is expected to be a major component of the hotels solid waste stream. These wastes are grouped into one waste stream, on the basis that they are both amenable to composting and may be managed collectively.

This waste stream specifically excludes kitchen cooking oil, grease and fat which is not suitable for composting.

General Waste: General waste refers to waste classified as non-hazardous and can be defined as waste that does not pose an immediate threat to public health or the environment if properly managed. The general waste stream generated at the hotel is expected to consist of solid waste generated from daily operation activities wood, paper, cardboard metal and plastic packaging, glass etc.

Hazardous Waste: Hazardous Waste is defined as waste that has the potential, even in low concentrations, to have significant adverse effects on public health and the environment because of its inherent toxicological, chemical and physical characteristics. Common potential hazardous wastes that are expected to be generated at the hotel include:

– Unwanted, expired or contaminated chemicals including cleaning agents and detergents, disinfectants, oils, greases, solvents and solvent based paints and pest control substances.

– Office products including expired printer cartridges and photocopying fluids, and waste electronic equipment.

– General items such as batteries and fluorescent lamps.

– Used cooking oils, fats and greases

Waste Management Plan Principles

This WMP aims to promote the re-use and recycling of wastes. The aim is to extract the maximum practical benefits from the products and manage waste in the best possible manner, so that the minimum amount of waste is generated.

Prevention is the best and most preferred strategy or option. It is the most cost effective, as no waste means no cost is involved in its management.

Minimisation of the generation of waste is the first option that should be considered. This approach promotes the efficient use of resources and minimises the volume of waste material that must be handled by employees and taken away from the hotel. Responsibility for the minimisation of waste generation generally lies with management, who decide what is brought into the hotel and, thereby, determines what eventually leaves the property as waste.

Reuse refers to the process of using existing material instead of disposing this material to landfill. Whenever possible, the hotel will reuse items in their original form for the same or a different purpose rather than discarding them. If an item cannot be reused on site, the hotel should investigate the possibility of selling it or donating it to employees, charitable organisations, schools, businesses or other interested parties.

Recycling is considered when reuse can no longer be carried out. Recycling refers to the collection of the recyclable waste streams that can be reused on site. The important step to ensure effective recycling practises is onsite waste segregation. This is the least favourable of the three waste management options and should be considered only if the reduce and reuse options are not applicable to specific waste streams. Encourages the separation at source of recyclable material from the general waste stream (waste separation at source is proposed, as the quality of recyclable materials is higher when separated there and not when mixed with other waste). It is also the waste management option that is most difficult to implement.

Disposal is the last and least preferred option. There is always some residual material left over as waste. This is the case even after undergoing the preferred detailed above.

Management Actions

This section is the core of the WMP, and comprises steps to be taken by the hotel managers in order to implement the objectives of WMP. The management actions take cognisance of the WMP principles, and provide steps to be taken at the generation, collection, transportation, recovery or disposal stages of the waste management process.

The following guidelines have been included in the WMP to as a source of information to the hotel regarding best environmental practices. The guidelines present various waste management recommendations which would be selected for implementation based on their applicability to the hotel operation at any given time. In this way the guidelines will allow the resort to continually evaluate options to improve waste management (i.e. continual improvement).

WASTE MANAGEMENT AREAS / FACILITIES

Wherever practical, waste should be transported by the hotel (or appointed waste service provider) from the point of generation directly to the centralised waste storage area where it can be safely stored prior to offsite disposal. For efficiency it is permissible to establish intermediate storage areas / collection points; this would be at the discretion of the hotel management, and all such areas would have to comply with safe storage requirements.

OFF-SITE (LANDFILL) DISPOSAL

Even though the WMP recommends efficient drivers in order to reduce and recover maximum value from the amount of waste materials produced, a portion of the waste generated at the hotel will still require to be disposed to a permitted landfill.

The following waste disposal principles should be adhered to:

1. The legal requirements for waste disposal should be adopted and enforced by the hotel – this means ensuring that only reputable waste transport companies and permitted waste disposal facilities are used.

2. Recordkeeping of the waste types and quantities must be as accurate as possible, as it is important for planning and reporting purposes

GENERAL WASTE

The hotel will develop a comprehensive system for waste separation at the relevant generation points. Waste should be separated into items which can be reused, composted, or recycled, and the remaining portion sent to the general waste stream for disposal at landfill.

All wastes need to be stored safely before being removed off site to accredited waste processing sites.

The hotel should separate viable recyclable components from the general waste stream prior to disposal.

The types of waste separation practices that should be considered should be based on the availability of an end-user or purpose. These options would typically be explored in conjunction with a private waste management contractor. Recyclables that are typically recovered from general waste include metals, plastics, glass, and paper / cardboard.

In order to facilitate recycling it will be necessary to employ waste segregation practices; using different skips / receptacles where possible. Waste storage receptacles must be covered or lidded to prevent scavenging by wild animals and vermin, and to prevent waste from being windblown into the

adjacent sensitive areas. Furthermore these skips / receptacles should be emptied on a regular basis to prevent the formation of odour.

HAZARDOUS WASTE

The hazardous waste generated at the hotel will require stringent control and management to prevent harm or damage and hence

As a minimum requirement, hazardous waste must be separated at source from the general waste stream. This will ensure that non-confirming waste does not enter the landfill site, as well as preventing cross contamination and potential risks to personnel and the environment.

In addition to the hazardous wastes identified in this WMP, the hotel will be responsible for the identification of potential additional hazardous wastes associated with new practices, and the implantation of systems for their safe disposal.

The generation of hazardous waste should be avoided wherever possible. This would typically be implemented through procurement processes e.g. purchasing of less toxic / environmentally friendly products for use at the hotel.

Unavoidable hazardous waste is to be handled, stored and disposed of / recovered in a manner that does not result in environmental pollution or health and safety hazards to personnel.

Only suitably qualified waste service providers should be used for the management of hazardous waste. This entails ensuring that all transportation and disposal / recovery permits and licenses are held by the service provider.

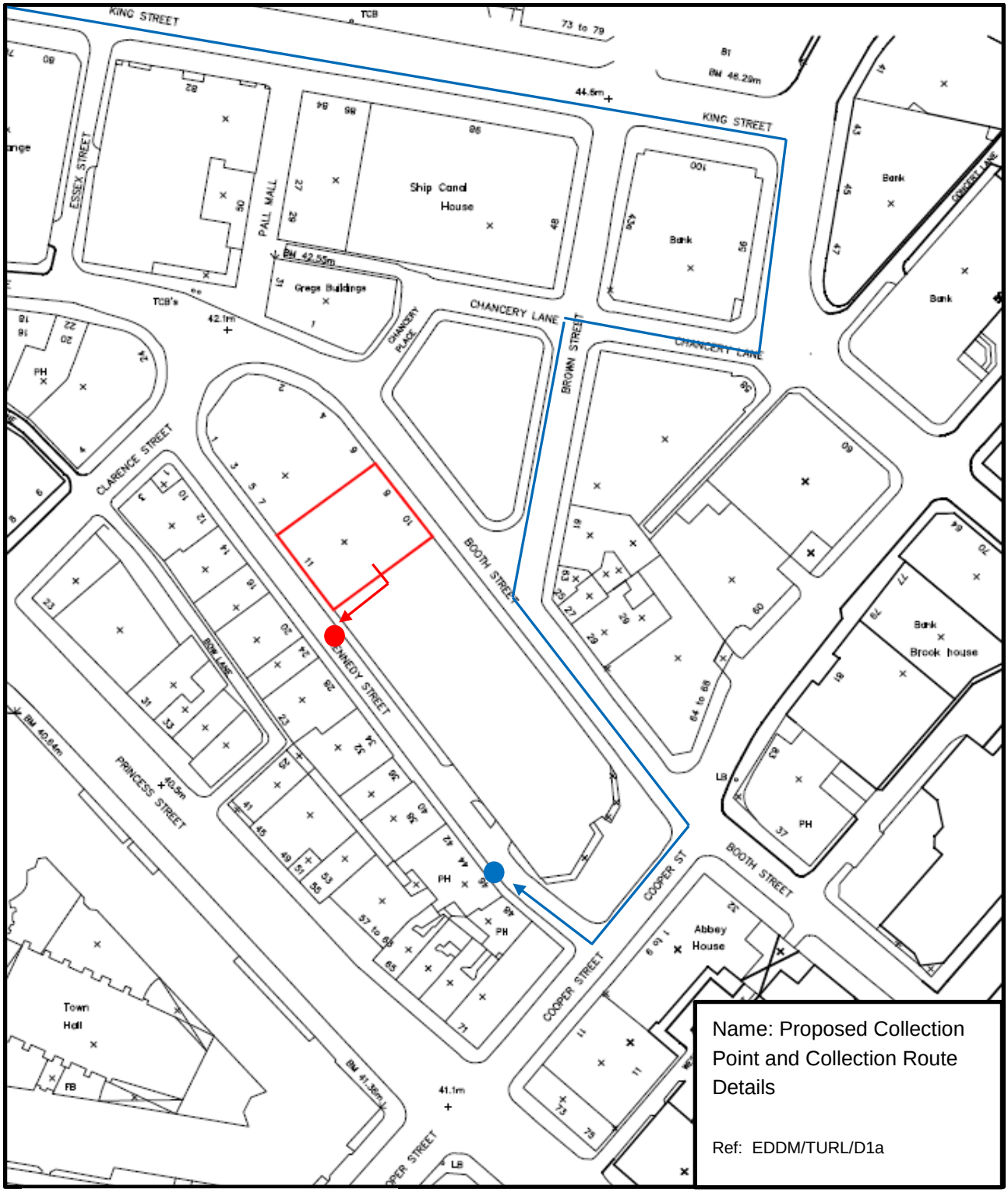
All hazardous waste transported from the hotel must be reconciled with safe disposal certificates to be
issued by the waste management service provider. These should be kept on file for inspection by the environmental authorities if required.

The disposal of hazardous waste is required to comply with all relevant Regulations, Norms and Standards pertaining to waste classification in order to ensure disposal at the correct landfill class.

Conclusion

Everyone is required to take reasonable measures to ensure that they do not pollute the environment. Reasonable measures include informing and educating employees about the environmental risks of their work and training them to operate in an environmentally responsible manner.

Appendix 4: Waste Collection and Route Plan



Name: Proposed Collection Point and Collection Route Details

Ref: EDDM/TURL/D1a

Indicative Only: Not to Scale

Key:

- Vehicular Waste Collection Point (utilising existing Loading Bay)
- Waste Collection Point from Basement to Street Level (via Belvedere House)
- Proposed Vehicular Collection Route: Based upon discussions with various waste contractors (Fresh Start Waste Services Ltd)
- Proposed Waste Collection Route: Hotel staff will move bins from the internal store in the basement level to the street level on Kennedy Street

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