TOTAL ARCHITECTURE

Fraser House

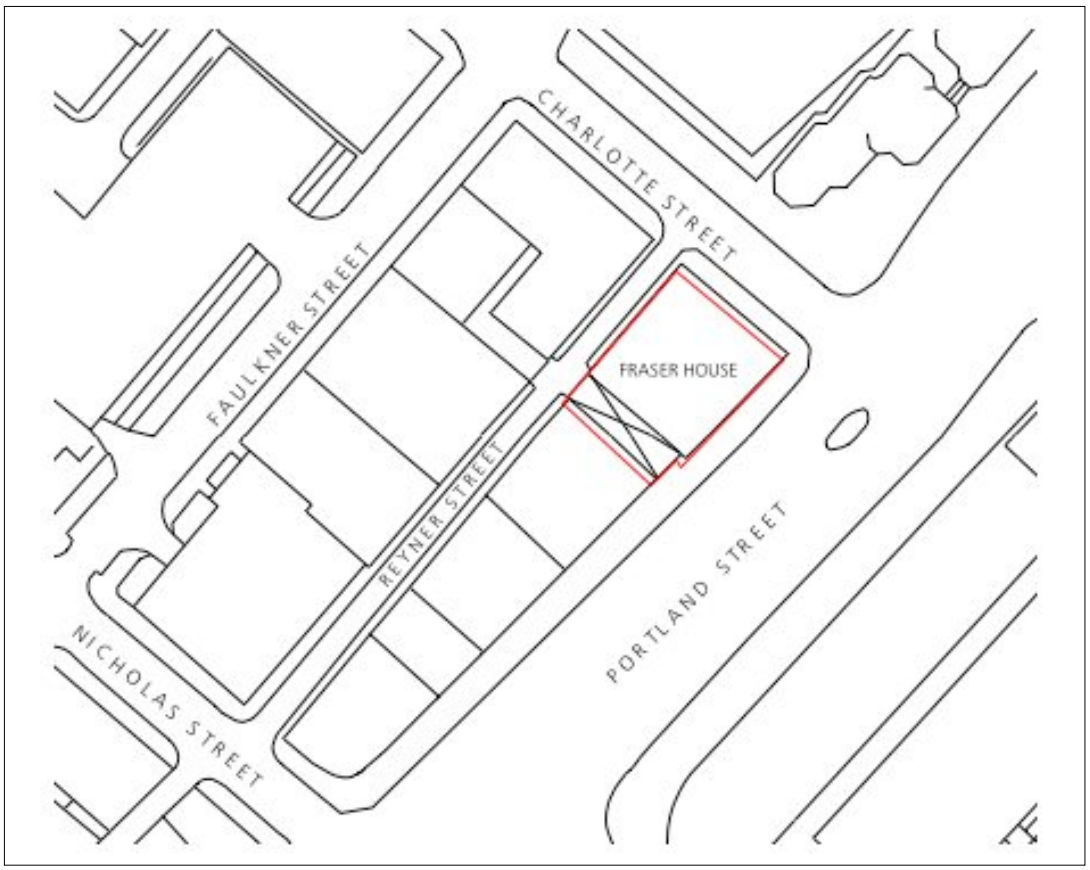
36 Charlotte Street, Manchester

Waste Management Strategy

1.0 CONTEXT

Location

The building is located on the corner of Portland Street and Charlotte Street in Manchester city centre. Servicing is generally provided from Reyner Street to the rear of the building, which also provides service access to the rear of other buildings on Portland Street and Faulkner Street.



Use

The building contains two existing restaurant uses at upper and lower ground floor level, but only the lower ground floor restaurant is currently trading. Refuse from this use is collected by a private waste collection service and no change is proposed to this arrangement. The Lower Ground Floor restaurant is excluded from this planning application.

This application covers the reuse of the upper ground floor restaurant plus additional restaurant space at 1st floor with office accommodation on the 2nd, 3rd and 4th floors and the following waste management strategy covers these uses.

2.0 WASTE MANAGEMENT

Strategy

The strategy is based on daily collections by a commercial waste collection service, Manchester Bags & Bins, who currently provide this service to another restaurant owned and operated by the applicant in Manchester city centre.

Manchester Bags & Bins provide colour coded 80 litre sacks for each type of waste, including recyclable waste, to ensure that all waste is appropriately disposed of or recycled. These sacks are filled as necessary and transferred to the refuse storage area where they await collection at pre-arranged times. This applies to both the restaurant use and also to the office use and tenants will be required to adopt the strategy.

The refuse store will provide separate containers for the storage and segregation of waste into general refuse, pulpable recycling, mixed recycling and food waste.

The numbers of containers and the location of storage areas are outlined below.

Number of Containers
The following calculations for each type of waste generated are taken from a similar sized restaurant, owned and operated by the applicants, which serves a similar type of food and is located in the Chinatown district of Manchester city centre.

The number of bags shown in the table below for each type of waste include both the restaurant use and the office use, with the exception of food waste and cooking oil, which is related to the restaurant use only.

Waste Type	Daily Volume generated	Containers provided
General Waste	(3+1) x 80L bags = 320L	2 x 240 litre wheeled bin
Pulpable Recycling	(1+1) x 80L bag = 160L	1 x 240 litre wheeled bin
Mixed Recycling	(5+1) x 80L bags = 480L	2 x 240 litre wheeled bins
Food Waste	3 x 80L bags = 240L	1 x 240 litre wheeled bin
Cooking Oil	1 x 30L tin per week	1 x 30 litre tin

Total number of containers = 6 x 240 litre wheeled bins

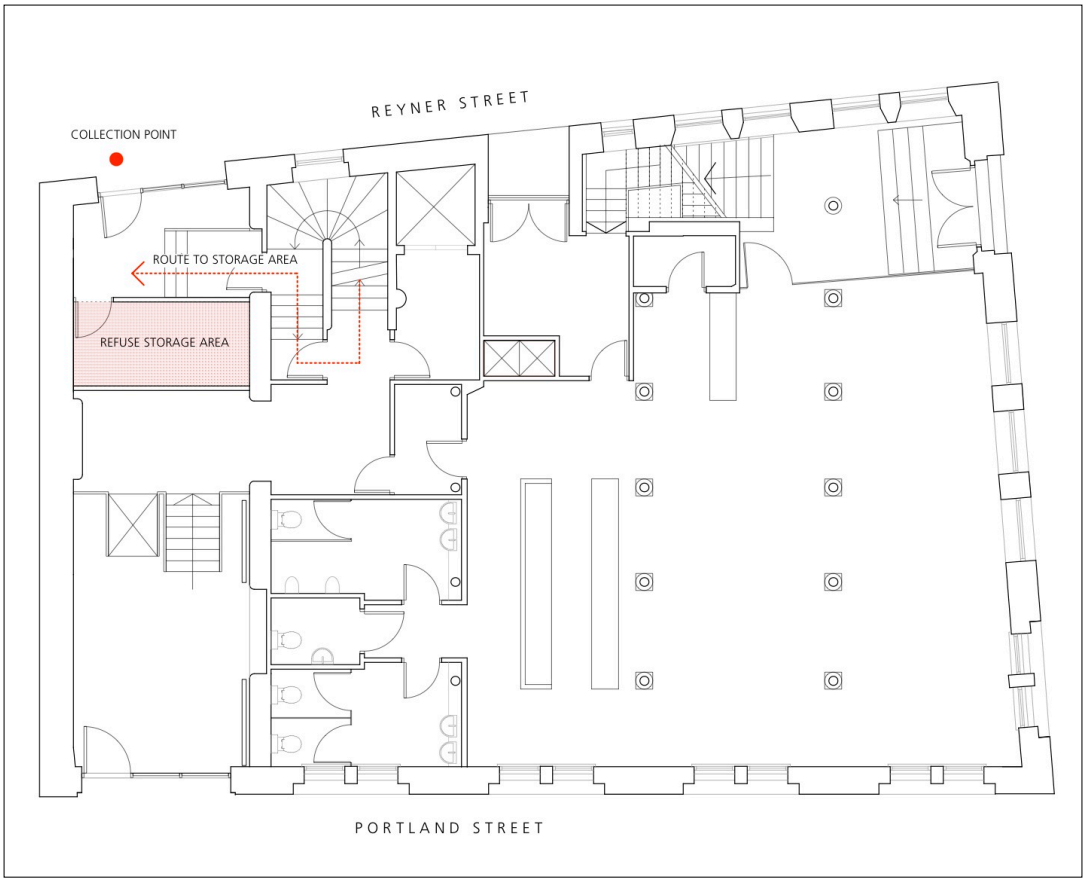
Storage
Space is provided for the storage of the containers outlined above within the communal refuse store at entrance level. This storage area measures 1.9m x 4m and contains sufficient space for a minimum of 6 no. 240 litre wheeled bins, which meets the requirement outlined above.

The location of the storage area is shown on the diagram below

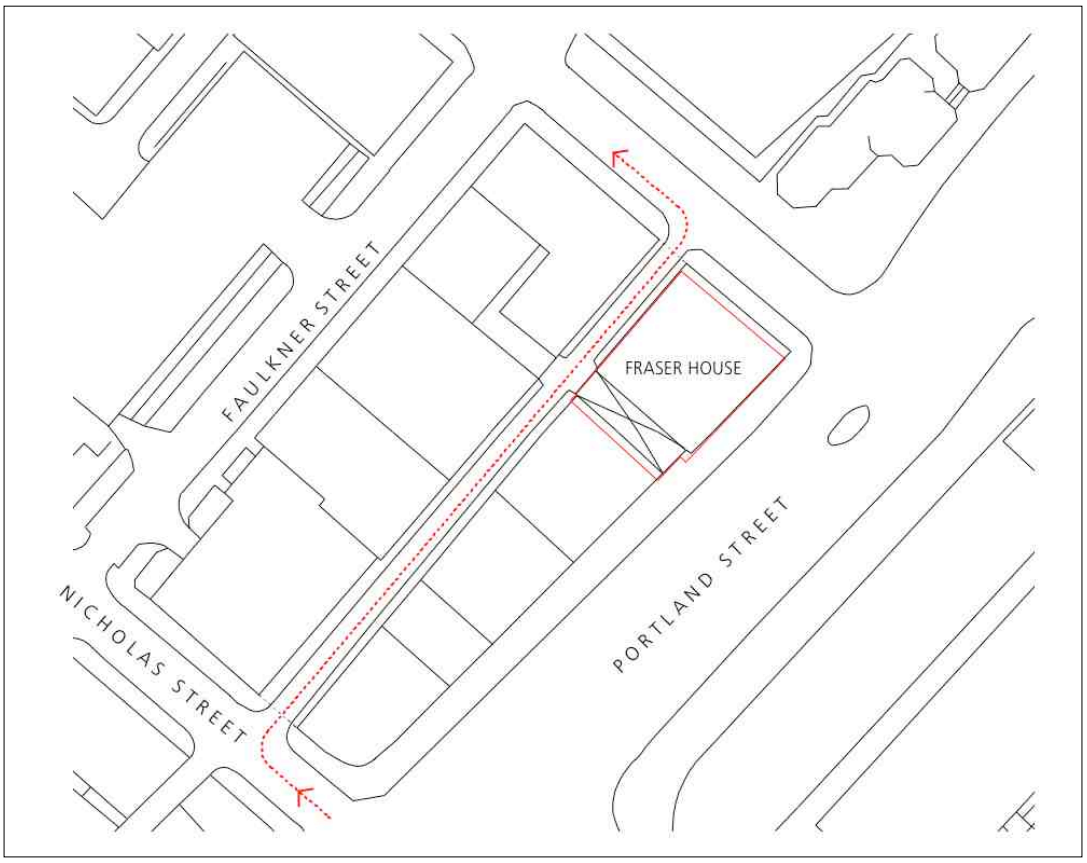
Transfer
Occupants will transfer the waste from restaurant or offices to the communal refuse store as required. The route for transfer is shown on the diagram below.

Collection
Collections will be at a pre-arranged time and just prior to this the bags will be removed from the bin store and placed directly outside. It is proposed that the collection vehicle will travel down Reyner Street to collect refuse from other buildings on Portland Street and Faulkner Street and so this will be on the normal route.

The collection point and the route are shown on the diagrams below.



Location of Storage & Collection Points



Collection Vehicle Route