

Proposed Change of Use from Offices to Hotel at Church House, 90 Deansgate, Manchester

Servicing & Waste Management Strategy

Report Control

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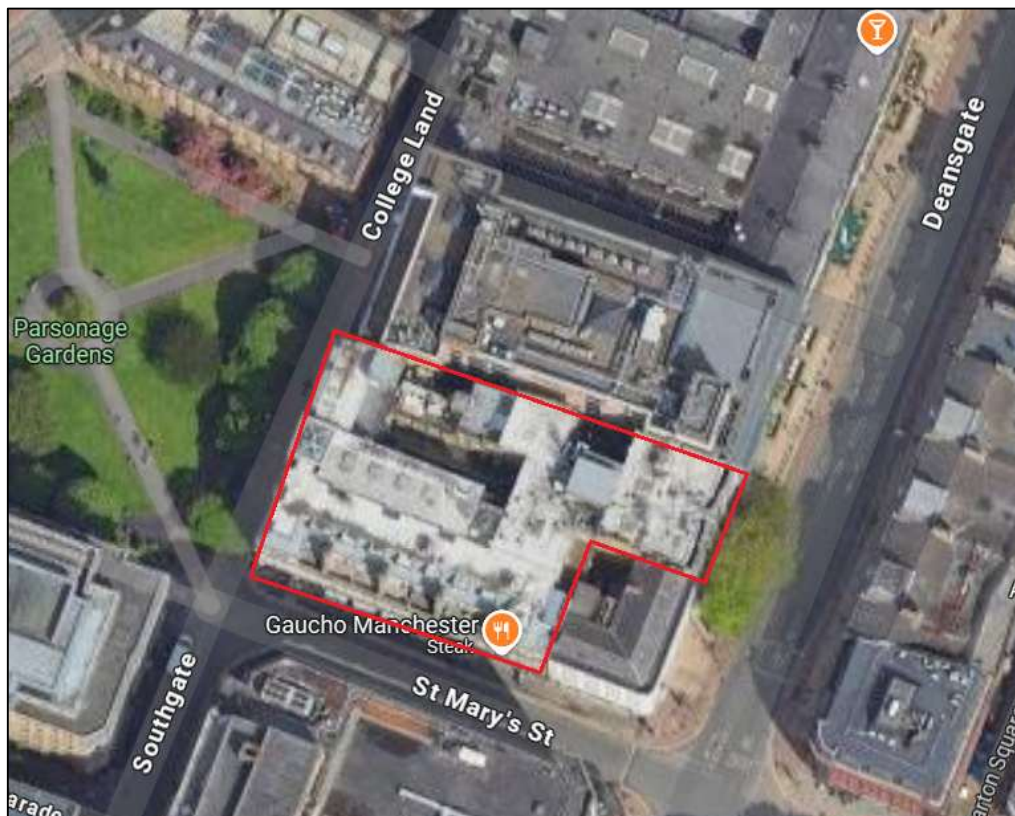
1. Introduction

- 1.1. Astute Transport Planning has been appointed by Criterion Capital to provide a Waste Management Strategy in support of a full planning application for the change of use at Church House at 90 Deansgate in Manchester City Centre. The proposals comprise the refurbishment and conversion of Church House from an office building (use class E(g)(ii)) to a hotel (use class C1). The site currently accommodates approximately 4,860sqm of office space, which is to be replaced by around 4,960sqm of hotel space.
- 1.2. The proposed development site is located within the jurisdiction of Manchester City Council (MCC), who act as both the local planning and highway authority.
- 1.3. The proposed waste management strategy (and associated waste / recycling storage area) has been devised to serve not just the proposed hotel use, but also existing and future commercial units that operate from the ground floor of the building.

Site Location

- 1.4. The location of the proposed development site is towards the northern end of Deansgate, and is bound by College Land to the west, St Mary's Street to the south and Deansgate to the east. Existing commercial premises border the site to the north. An indicative location of the site is shown in **Figure 1.1**.

Figure 1.1: Proposed Development Site Location (Source: Google Maps)



Development Proposals

- 1.5. The development proposals comprise of the conversion of the existing office building on the upper stories into hotel accommodation providing circa 125 rooms over five floors, with 32 additional capsules on the fifth floor. The ground floor layout will be retained, with the majority of this floor being hosted by existing leases.
- 1.6. As is standard practice for waste generation calculations, this Waste Management Strategy has been based on the site's proposed number of hotel rooms / capsules, the number of dining spaces for the restaurant units and the floor area for the retail units (excluding Timpson and Toni & Guy units on Deansgate, and the Deansgate Barbers as their waste is collected outside the main entrance on St Mary's Street), which is summarised in **Table 1.1**.
- 1.7. The shared bin store proposal will provide the opportunity to consolidate the waste collection requirements associated with existing units 1 to 4 on St Mary's Street (ground floor retail / commercial uses).

Table 1.1: Schedule of Accommodation

Schedule of Accommodation	
Hotel	125 bedrooms and 32 capsules
Gaucha Restaurant (Unit 4)	120 dining spaces
Former Cote Brasserie (Unit 3)	53 dining spaces (calculated using the ratio between the floor areas of Units 3 and 4)
Retail Units 1 and 2 on St Mary's Street	681sqm floor area

- 1.8. The proposed basement, ground and first floor layouts have been prepared by Buttress Architects (referenced 04000, 04001 and 04002) and are included in **Appendix A**.

Scope of Report

- 1.9. Following this introduction, the report provides the following information:
- **Section 2** - presents the servicing strategy, including a forecast of servicing vehicle arrivals.
 - **Section 3** - considers the waste management strategy for the development, forecasting the waste streams, recycling and waste collection procedures.
 - **Section 4** - presents a summary of the conclusions made in the report.



2. Delivery Strategy

Delivery Locations

- 2.1. Smaller hand-held courier deliveries to the proposed hotel will occur through the main entrance to the reception desk on Deansgate. Loading is permitted on Deansgate in close proximity to Church House between 6am and 10.30am, as shown in **Figures 2.1 and 2.2**.

Figure 2.1: Loading Permitted on Deansgate Adjacent to Church House

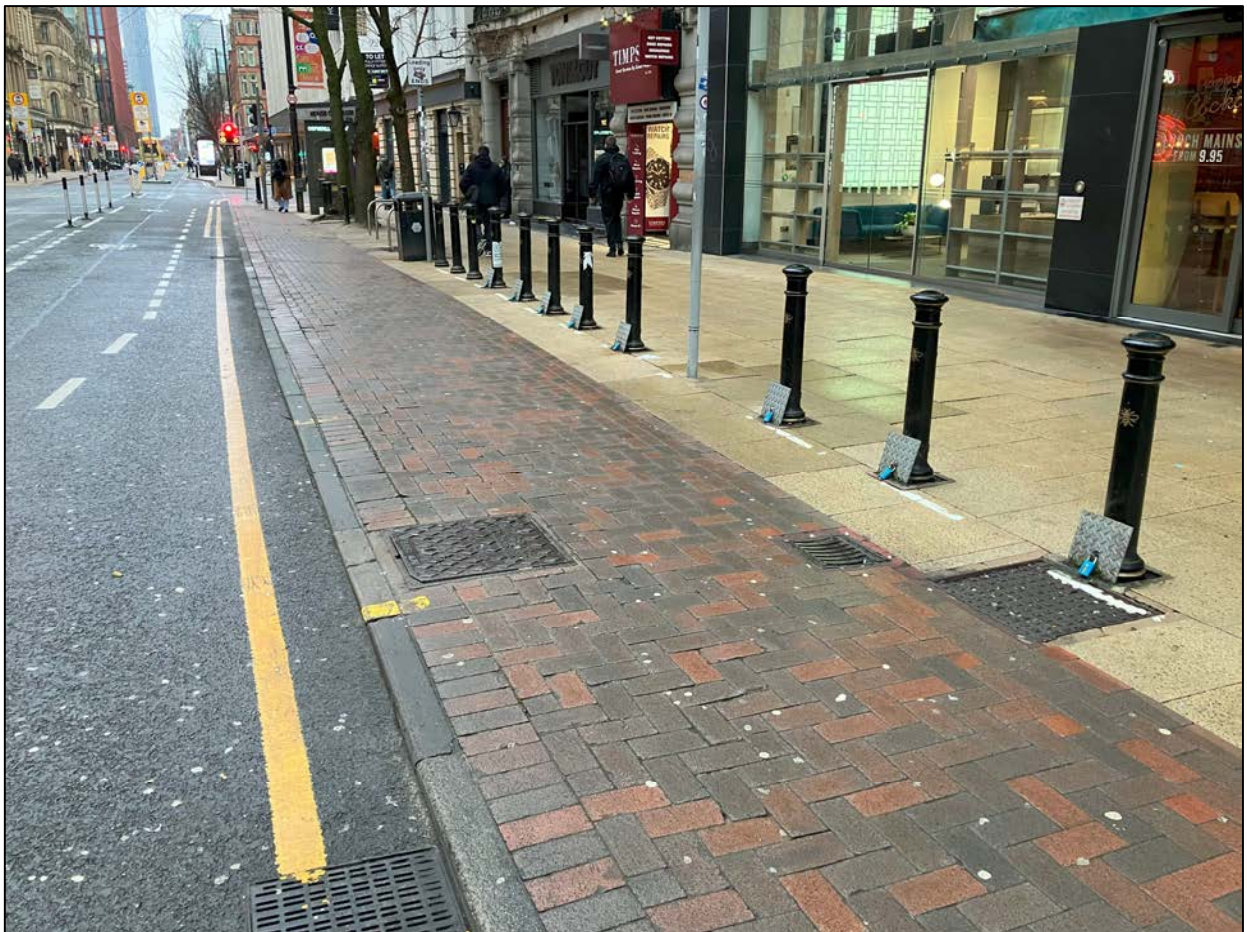


Figure 2.2: Loading Restrictions on Deansgate Adjacent to Church House



- 2.2. Deliveries to the site can also be made via Southgate where there is a designated loading bay (circa 20m in length) for larger vehicles to wait at the corner of Southgate and St Mary's Street, as shown in **Figure 2.3**. Goods can then be taken in the back of house entrance on College Land where there is a service lift and stair lobby.

Figure 2.3: Loading Bay on Southgate



- 2.3. Deliveries associated with the hotel will be from a 10m rigid wagon and smaller goods vehicles (<7.5t), with waste disposal being carried out by large refuse vehicles. The site will receive the following types of deliveries / servicing:
- Linen – once a day.
 - Disposables / room amenities / hotel supplies – once a day.
 - Waste disposal – approximately four times a week.
- 2.4. Based on the forecasts above that have been provided by the operator of the site, Criterion Capital, and they are in line with the proposed hotel development at Royal Buildings in Piccadilly Gardens (application reference: 137450/FO/2023, approved in December 2023), it is estimated that there will be a maximum of three service vehicle movements associated with the site on any one day. A total of two vehicles a day would be typical. It is understood that there will be no requirement for food and beverage deliveries as the hotel will not have these offerings.
- 2.5. It is expected that both refuse and servicing activity will be undertaken outside the hours of 08:00-10:00 and 16:00-18:00 in order to minimise the noise impacts towards surrounding land uses. Waste and servicing activity at the site

is not expected to generate a significant volume of trips. Such trips that do occur will also be 'linked' trips as they will typically be made by vehicles making other delivery trips in the area.



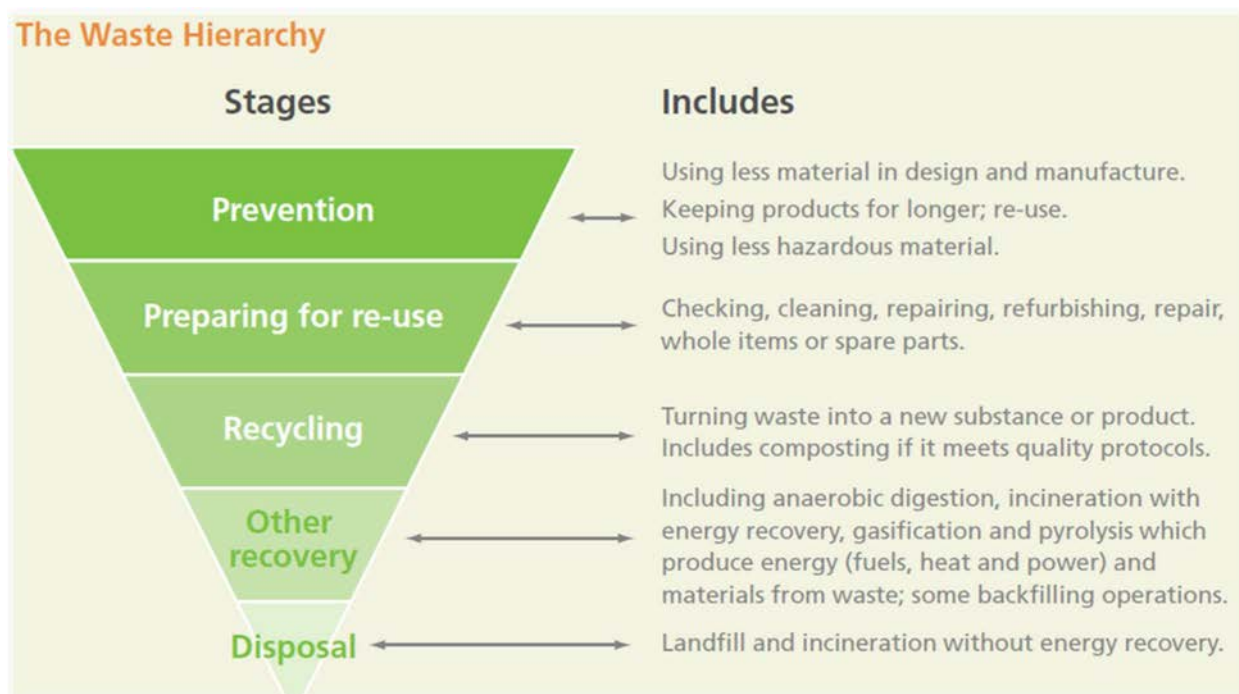
3. Waste Management

- 3.1. The Waste Management Strategy described in this document sets out the regulations and guidance for the management of waste and subsequent waste streams for recycling, forecast waste generation, refuse container provision, refuse collection frequency and the strategy of transferring waste to the site's designated waste collection point.

Waste Management Guidance

- 3.2. Central Government's strategy for minimising waste generation and its transfer to landfill is most simply described according to the 'Waste Hierarchy' as shown in **Figure 3.1**.

Figure 3.1: Waste Hierarchy



- 3.3. To achieve high recycling rates, it is stated that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection, thus reducing the opportunity for spillage.
- 3.4. In accordance with Section 34 of the Environmental Protection Act 1990, the on-site management has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The Waste England and Wales (Amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate wastepaper, metal, plastic and glass in different waste streams.



- 3.5. Interventions are needed in all stages of the process to minimise waste going to landfill. The waste and recycling interventions by the retail / commercial occupiers of the ground floor units at Church House and the facilities management team for the hotel can help meet the Government's aspirations.
- 3.6. The hotel facilities management team will lead the co-ordination and management of refuse collection with the other tenants at Church House, and work closely with staff from these retail / commercial units to ensure waste collection regimes are executed and refuse containers are transported between the bin store and the waste collection point on the correct days / times. The on-site facilities management will ensure that the waste collection strategy works day-to-day, and as such will be responsible for ensuring the refuse store / designated waste collection point on College Land near to the junction with Southgate and St Mary's Street is accessible on collection days. They will also wheel refuse containers to and from the collection point on collection days as required, and position them in an orderly fashion to minimise the negative impacts on the streetscape. As this is an existing arrangement for some of the retail / commercial occupiers of the ground floor units, a refuse vehicle will access this location via the existing route to the site along Southgate and St Mary's Street. College Land will provide direct access to the refuse store in the basement via a platform lift and an existing door on the western elevation that opens at street level, which will consist of a dropped kerb arrangement. This will allow the bins to be moved between the lift and the collection point, as set out in the Transport Statement and detailed later in this Section.
- 3.7. The hotel facilities management team will have the responsibility to ensure both the internal and external areas are kept clean and to move the refuse containers, with the refuse store subject to appropriate ventilation.
- 3.8. All new developments must meet the requirements of Approved Document H of the Building Regulations 2010 (2015 edition) for solid waste storage, which states:
- Adequate means of storing solid waste shall be provided.
 - Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.
- 3.9. To demonstrate compliance with regulations, a Waste Transfer Note is required when waste is collected by a Waste Carrier, which may be provided electronically. Many carriers are also able to provide Environmental Reports to inform on the waste management performance. If volumes of waste are greater than 20kg then such waste needs to be stored in a labelled container and collected by a licensed carrier and records kept.

Manchester City Council Waste Guidance

- 3.10. MCC's GD04 document on 'Waste Storage and Collection Guidance for New Developments' provides guidance on the likely waste volumes for a series of land uses. This was published in September 2023 (Version 7).



3.11. This guidance contains a weekly waste rate for the following land uses that are relevant to the development proposals at Church House:

- Hotels - 150 to 350 litres per hotel bedroom, plus 1,500 litres per 20 dining spaces per week. Recycling percentage variable.
- Retail - 5,000 litres per 1,000m² gross floor space. 50% of this capacity should be retained for recycling.
- Restaurants - 1,500 litres per 20 dining spaces. Certain food outlets, in particular fast food, generate substantially greater amounts of waste. Recycling percentage variable.

3.12. Therefore, in the interests of presenting a reflective waste forecast, the information contained in the GD04 document has been utilised to inform strategy of the weekly generation according to MCC's guidelines.

Waste Streams

3.13. There will be separate refuse containers / colour-coded bags to help recycling at the development that are now described. These waste streams are described in **Figure 3.2** where it should be noted that general waste accounts for all other non-recyclable waste.

Figure 3.2: Recycling Waste Streams

Pulpable Recycling (Paper / Cardboard / Tetrapak etc.)



Mixed Recycling (Glass / Cans / Plastics etc.)**Food Waste**

Waste Forecasts

- 3.14. The guidance contained in the GD04 document has been applied to the overall proposals for the proposed hotel development and the existing operations for units 1 to 4 on St Mary's Street (ground floor retail / commercial uses) as detailed earlier in **Table 1.1**, in order to decipher a weekly waste generation as shown in **Tables 3.1 to 3.4** below.

Table 3.1: Proposed Hotel Development - Weekly Waste Stream Forecast

General Waste	Organic	Paper / Card	Co-Mingled (Plastic / Metal / Glass)	Total
30%	10%	30%	30%	100%
3,990 Litres	1,330 Litres	3,990 Litres	3,990 Litres	13,300 Litres



Table 3.2: Gaucho Restaurant (Unit 4) - Weekly Waste Stream Forecast

General Waste	Organic	Paper / Card	Co-Mingled (Plastic / Metal / Glass)	Total
20%	10%	25%	45%	100%
1,800 Litres	900 Litres	2,250 Litres	4,050 Litres	9,000 Litres

Table 3.3: Former Cote Brasserie (Unit 3) - Weekly Waste Stream Forecast

General Waste	Organic	Paper / Card	Co-Mingled (Plastic / Metal / Glass)	Total
20%	10%	25%	45%	100%
796 Litres	398 Litres	995 Litres	1,790 Litres	3,978 Litres

Table 3.4: Retail Units 1 and 2 on St Mary's Street - Weekly Waste Stream Forecast

General Waste	Organic	Paper / Card	Co-Mingled (Plastic / Metal / Glass)	Total
50%	0%	50%	0%	100%
1,703 Litres	0 Litres	1,703 Litres	0 Litres	3,405 Litres

- 3.15. As shown in the above tables, the proposed hotel development is expected to generate streams equivalent to 30% general waste and the remainder recyclable waste. Around 60% of all waste generated by the proposed development is expected to be pulvable and mixed recycling, with only 10% organic waste. The similar proportions of general waste, pulvable and mixed recycling that have been assumed is due to the type of hotel that is proposed, which will have no restaurant and bar facilities on-site. Therefore, the waste generated by visitors will comprise of a mix of the different waste types mainly from the consumption of food brought back to the hotel, with the volume of organic waste likely to be minimal. In addition, the proposed hotel concept (Zedwell Hotels) by Criterion Capital will be aimed at transient customers who will generally have short residence times, including business travel in the week. The hotel will consist of pod type accommodation and have a very limited offering, with no eating and drinking facilities and guests staying at the hotel will mainly be accessing facilities and amenities in the surrounding area, therefore waste generation will be correspondingly very low. As a result, a lower waste storage capacity per hotel bedroom of 100 litres has been assumed compared to the recommended waste storage capacity range of 150 to 350 litres per hotel bedroom as recommended in MCC's GD04 guidance document, and a factor of 0.25 is assumed for each capsule (no. of capsules is 32), which equates to an additional eight bedrooms of waste storage.
- 3.16. The waste stream forecasts for the restaurant and retail uses are broadly aligned to the existing bin provision and waste collection regimes for these units as observed during a site visit undertaken in February 2025, which included discussions with the tenants in Units 2 (Stitches) and 4 (Gauchos).

Waste Storage

- 3.17. Information provided from Buttress Architects states that the refuse store has a total floor area of approximately 68m². It is understood that the existing ground floor commercial / retail units at the site currently adopt private



collection regimes. Based on the existing / proposed waste collection regimes and the forecasts outlined in **Tables 3.1 to 3.4**, this will result in the storage requirement of the following refuse container provision shown in **Table 3.5**.

Table 3.5: Refuse Container Provision

	General Waste	Organic	Paper / Card	Co-Mingled
Weekly Waste	8,288 Litres	2,628 Litres	8,937 Litres	9,830 Litres
Collected x4 Times Per Week	2,072 Litres	657 Litres	2,234.25 Litres	2,457.5 Litres
Resultant Storage Requirements - 1,100 Litre Eurobin	4	-	4	3
Resultant Storage Requirements - 240 Litre Bin	-	4	-	-

- 3.18. As shown in **Table 3.5**, based on a collection frequency of four times per week, the proposed bin store at Church House will be required to store a total of 11x 1,100 litre Eurobins (4x general waste and 7x for mixed recycling), along with 4x 240 litre refuse containers to store organic waste. As outlined, waste collection will be undertaken via private collection regimes for the different proposed uses at Church House and broadly in line with the existing servicing arrangements that are already in place at the site, and the proposed bin store layout will provide designated areas for the proposed hotel and the ground floor units / tenants. The general refuse waste stream may well be further processed by the waste contractor to reduce the amount going to landfill.
- 3.19. The development's refuse store will be located at basement level. The storage provision in the refuse store is shown in **Figure 3.3**.



Figure 3.3: Proposed Basement Level Refuse Store

- 3.20. As can be seen in **Figure 3.3**, the proposed development's refuse store is of a size that is able to accommodate the required number of refuse containers based on the collection frequency set out in **Table 3.5**. Such provision also ensures that there is plenty of room to manoeuvre refuse containers in and out of the refuse store, along with the provision of sufficient door clearance.
- 3.21. This refuse store presents a robust supply of containers therefore ensuring that waste will be stored off-street. The transfer of waste will be co-ordinated by the on-site hotel facilities management team in ensuring that containers are taken to the designated collection point prior to collection and returned to the refuse store immediately afterwards.

Waste Transfer Routes

- 3.22. Waste will be collected on each floor of the hotel before being transported to the basement refuse store and deposited in the according refuse container. It is expected that waste will be transported in heavy duty sacks via the service lift at the western end of the building, and this route will also be utilised by Gauchos (Unit 4). The other ground floor units will have access to the basement refuse store via the rear service lift and stair lobby, or directly between the units and linking basement corridor, as shown in the plans included in **Appendix A**.
- 3.23. Prior to collection, waste will be wheeled from the platform lift door to the designated collection point on College Land that will be located within approximately 10m of the waiting refuse vehicle at the corner of Southgate and St Mary's Street, before it leaves in forward gear along St Mary's Street, as illustrated in **Figures 3.4 and 3.5**. This is an existing arrangement and will be retained following completion of the proposed development at Church House.

Figure 3.4: Waste Transfer Route Part 1



Figure 3.5: Waste Transfer Route Part 2

Lift Breakdown Strategy

- 3.24. In the event of the rear service lift breaking down, a Management Plan will be put in place by the on-site hotel facilities management team, and this will involve using the rear stair lobby and / or the two lifts at the front of Church House to transport waste down to the basement refuse store during the period that the lift is being repaired.

Waste Proforma

- 3.25. MCC require a Waste Proforma to be prepared for the planning application. This has been completed and is presented in **Appendix B**.



4. Summary and Conclusions

Summary

4.1. This document has detailed a Waste Management Strategy in support of a full planning application for the change of use at Church House at 90 Deansgate in Manchester City Centre. The proposals comprise of the conversion of the existing office building on the upper stories into hotel accommodation providing circa 125 rooms over five floors, with 32 additional capsules on the fifth floor. The ground floor layout will be retained, with the majority of this floor being hosted by existing leases. The findings of the report are summarised as follows:

- Smaller deliveries to the proposed hotel will be facilitated through the main entrance to the reception desk on Deansgate, and loading is permitted on Deansgate in close proximity to Church House between 6am and 10.30am.
- Larger deliveries to the site will be made via Southgate where there is a designated loading bay (circa 20m in length) for larger vehicles to wait at the corner of Southgate and St Mary's Street, and goods can then be taken in the back of house entrance on College Land where there is a service lift and stair lobby.
- The number of delivery trips the site will generate is considered acceptable, and a proportion of these trips are likely to be serving the site at present and as such already on the network.
- The development scheme at Church House consists of a shared bin store proposal that will provide the opportunity to consolidate the waste collection requirements associated with existing units 1 to 4 on St Mary's Street (ground floor retail / commercial uses).
- Information has been utilised from MCC's GD04 guidance document (September 2023) to inform the weekly waste generation of the proposed development.
- It is proposed that private collection regimes will collect the amount of waste arising from the development. The hotel facilities management team will lead the co-ordination and management of refuse collection with the other tenants at Church House, and work closely with staff from these retail / commercial units to ensure waste collection regimes are executed and refuse containers are transported between the bin store and the waste collection point on the correct days / times.
- College Land will provide direct access to the refuse store in the basement via a platform lift and an existing door on the western elevation that opens at street level, which will consist of a dropped kerb arrangement. This will allow the bins to be moved between the lift and the collection point.
- The development's waste transfer routes have been outlined, and a designated waste collection point on College Land in line with the existing arrangement for some of the ground floor units will be used in



wheeling containers to the refuse vehicle. The collection point will be located within approximately 10m of the waiting refuse vehicle at the corner of Southgate and St Mary's Street.

- An MCC compliant Waste Proforma has been completed and is presented in **Appendix B**.
- Based on the information presented in the strategy, the proposed operation of the development is shown to be in accordance with Section 34 of the Environmental Protection Act 1990, Waste England and Wales (Amendment) Regulations 2012 and Approved Document H of the Building Regulations 2010 (2015 edition), as adequate means of storing waste can be provided, along with sufficient access to the refuse store and the demonstration of an agreed waste collection point.

Conclusion

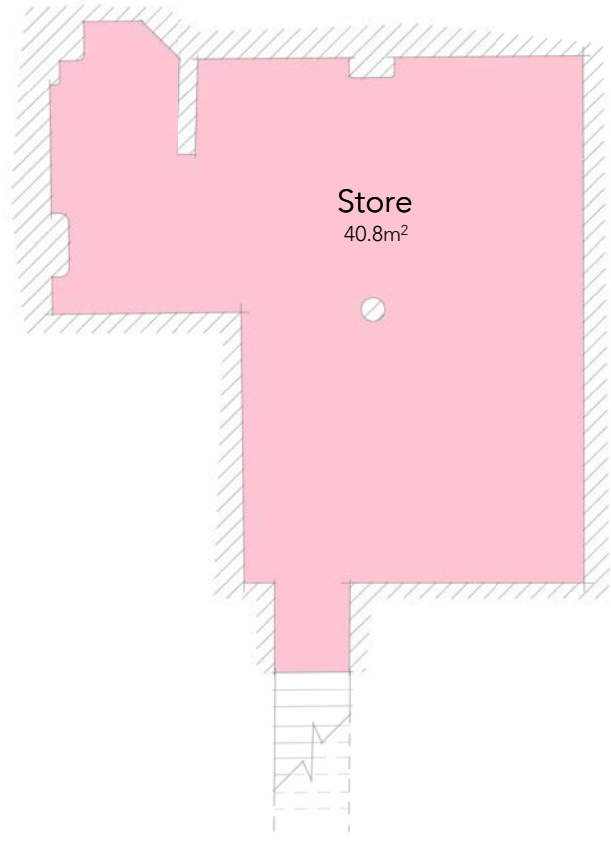
- 4.2. It is concluded that the forecast deliveries, waste management and refuse collection proposed is appropriate for this scale of development and that servicing and waste collection activities can be undertaken in an efficient manner.



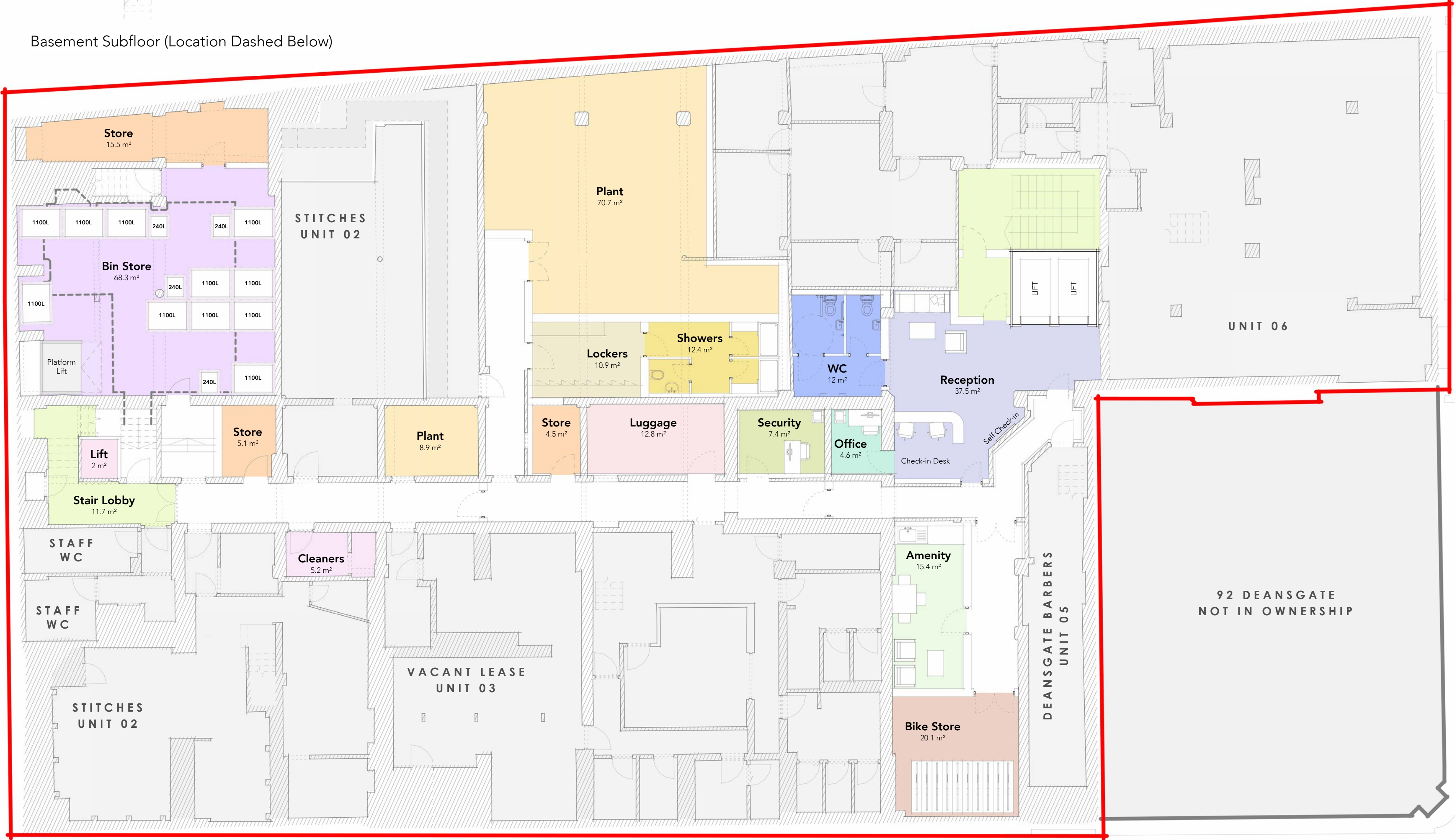
Appendix A

Proposed Basement, Ground and First Floor Layouts



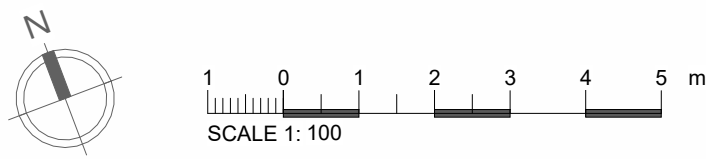


Basement Subfloor (Location Dashed Below)



Proposed Basement Plan

1 : 100



Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

Room Schedule		
Name	Level	Count

01 First Floor Plan		
DDA	01 First Floor Plan	1
Room	01 First Floor Plan	15
02 Second Floor Plan		
DDA	02 Second Floor Plan	2
Room	02 Second Floor Plan	29
03 Third Floor Plan		
DDA	03 Third Floor Plan	2
Room	03 Third Floor Plan	28
04 Fourth Floor Plan		
DDA	04 Fourth Floor Plan	2
Room	04 Fourth Floor Plan	27
05 Fifth Floor Plan		
Room	05 Fifth Floor Plan	19
Grand total:		125

Capsule Schedule		
Capsules	05 Fifth Floor	32
Grand total:	Plan	32

PLAN KEY

- EXISTING WALLS
- NEW INTERNAL WALLS
- SITE BOUNDARY

P02 22.09.25 DA Planning Issue
P01 18.09.25 DA Planning Issue

Rev Date Intls Details

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Project Title 90 Deansgate
Client Criterion Capital
Location Manchester

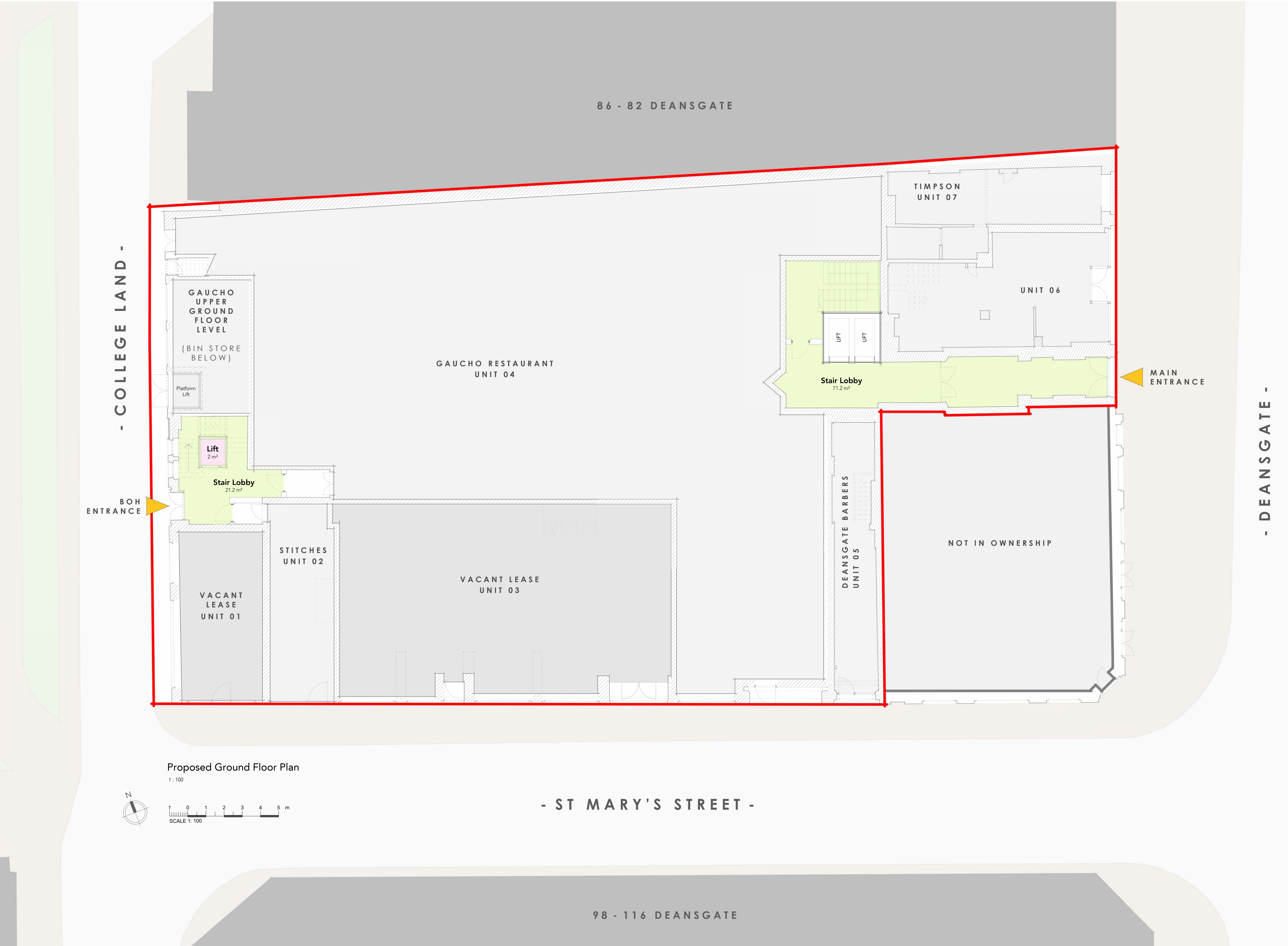
Drawing ref Proposed Basement Plan

Date 19/02/2025 **Scale** As indicated

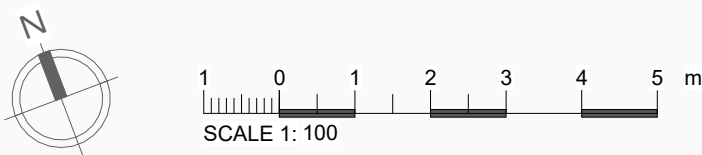
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Job No: 10036 **Status** S2

Project Origin Volume Level Type Role Number Rev
10036-BUT-XX-B1-DR-A-04000-P02



Proposed Ground Floor Plan
1 : 100



Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

Room Schedule		
Name	Level	Count

01 First Floor Plan		
DDA	01 First Floor Plan	1
Room	01 First Floor Plan	15
02 Second Floor Plan		
DDA	02 Second Floor Plan	2
Room	02 Second Floor Plan	29
03 Third Floor Plan		
DDA	03 Third Floor Plan	2
Room	03 Third Floor Plan	28
04 Fourth Floor Plan		
DDA	04 Fourth Floor Plan	2
Room	04 Fourth Floor Plan	27
05 Fifth Floor Plan		
Room	05 Fifth Floor Plan	19
Grand total:		125

Capsule Schedule		
Capsules	05 Fifth Floor	32
Grand total:	Plan	32

PLAN KEY

- EXISTING WALLS
- NEW INTERNAL WALLS
- SITE BOUNDARY

P02	22.09.25	DA	Planning Issue
P01	18.09.25	DA	Planning Issue

Rev	Date	Intls	Details
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Project Title 90 Deansgate
Client Criterion Capital
Location Manchester

Drawing ref Proposed Ground Floor Plan

Date 19/02/2025
Checker TW
Job No: 10036

Scale As indicated
Size A1
Status S2

Project Origin Volume Level Type Role Number Rev
10036-BUT-XX-00-DR-A-04001-P02

Room Schedule		
Name	Level	Count

01 First Floor Plan		
DDA	01 First Floor Plan	1
Room	01 First Floor Plan	15
02 Second Floor Plan		
DDA	02 Second Floor Plan	2
Room	02 Second Floor Plan	29
03 Third Floor Plan		
DDA	03 Third Floor Plan	2
Room	03 Third Floor Plan	28
04 Fourth Floor Plan		
DDA	04 Fourth Floor Plan	2
Room	04 Fourth Floor Plan	27
05 Fifth Floor Plan		
Room	05 Fifth Floor Plan	19
Grand total:		125

Capsule Schedule		
Capsules	05 Fifth Floor	32
Grand total:	Plan	32

PLAN KEY

	EXISTING WALLS
	NEW INTERNAL WALLS
	SITE BOUNDARY

P01 18/09/25 DA Planning Issue

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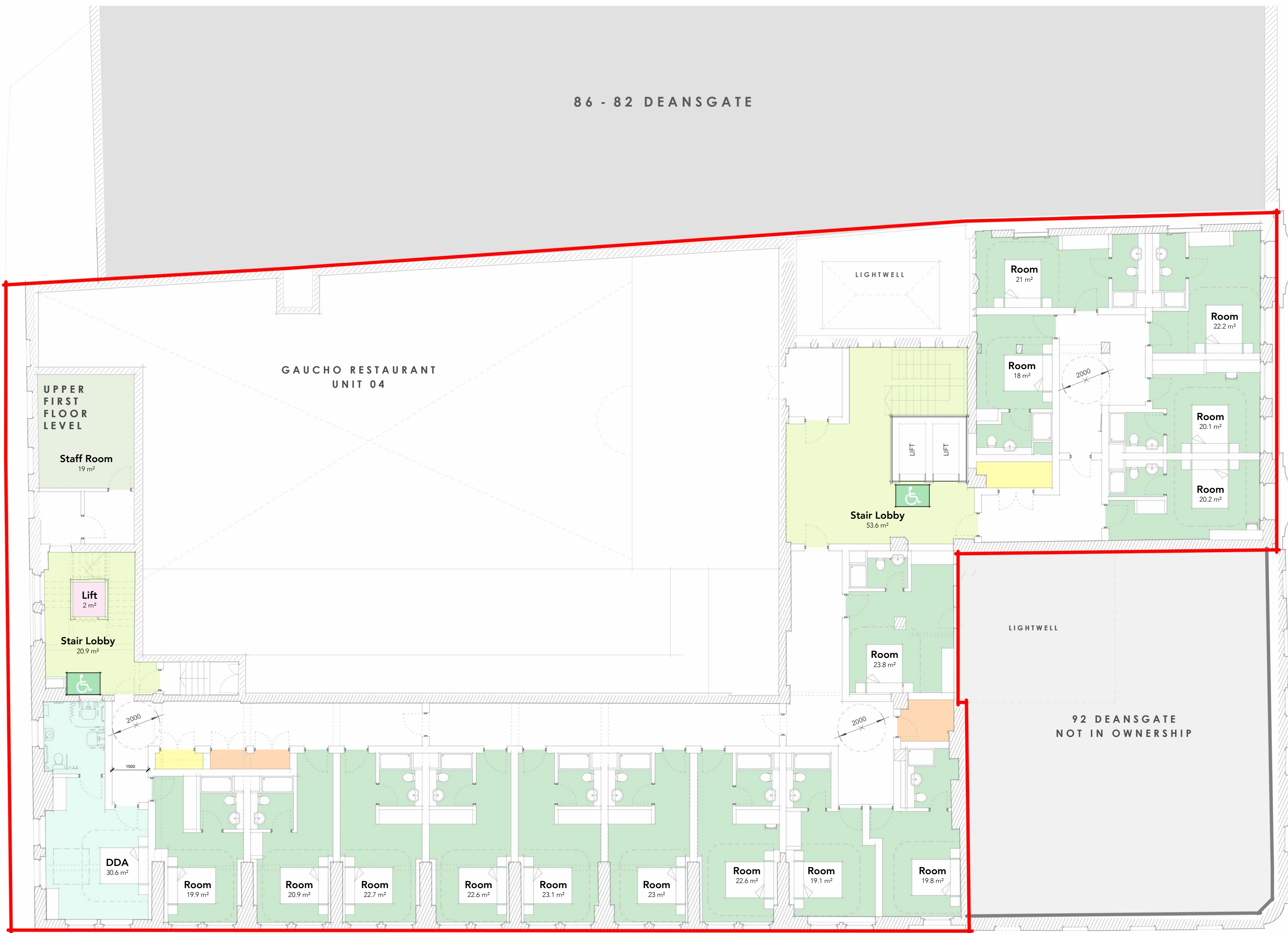
Drawing ref Proposed First Floor Plan

Date 19/02/2025 Scale As indicated

Checker TW Size A1

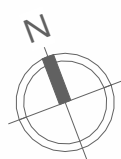
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10036-BUT-XX-01-DR-A-04002-P01



Proposed First Floor Plan

1:100



SCALE 1:100
1 0 1 2 3 4 5 m

- ST MARY'S STREET -

98 - 116 DEANSGATE

Appendix B

MCC Waste Proforma





Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number:

Date Submitted:

Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	No
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	

Low Rise Domestic

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	140 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	N/A
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	

High Rise Apartment Developments

0.43m² has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection. (different for purpose-built student accommodation – see guidance)	N/A How many of each container do you plan to provide? _____ x general refuse x 1100 litre (based on 110 litres per apartment) _____ x pulpable Recycling x 1100 litre (based on 55 litres per apartment) _____ x mixed recycling x 1100 litre (based on 55 litres per apartment) _____ x food waste x 240 litres (based on 10 litres per apartment) _____ x garden waste (if applicable) x 240 litres
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes / No (delete as appropriate)

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

Please see the attachment included at the rear of the Waste Proforma.
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Has / will a contract be obtained with a licenced waste carrier?	Yes
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Mixed Use Developments

Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	N/A
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Internal Stores (Residential and Commercial)

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

As outlined, the refuse store will be located on the basement level and will accommodate dedicated refuse containers to store general, pulpable, co-mingled and organic waste. Waste will be collected via a private regime.
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Storage Areas for Waste Containers (Residential and Commercial)

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

As shown in the proforma, the internal refuse store will be used to accommodate waste generated by the hotel and the existing ground floor retail / commercial units on St Mary's Street. Waste will be stored within the refuse store in the corresponding refuse container according to the waste stream.

Ensure all bins in the store are accessible	☒
Ensure recycling facilities are as easy to access as general refuse	☒

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - It will be ensured that the refuse store will be appropriately ventilated.
Hygiene - Refuse containers will be of appropriate construction, kept in sound condition, and will be easily cleaned / disinfected. Adequate facilities will be used for storing and disposing waste. The refuse store will be managed in a way that enables them to be kept clean. Waste will be disposed of in a hygienic and environmentally-friendly way, in accordance with legislation. The waste will therefore not be a direct or indirect source of contamination (e.g. touching surfaces that food is prepared on, or attracting pests).

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 facilities management team will ensure that the waste collection strategy works day-to-day, and as such will be responsible for ensuring the refuse store / designated waste collection point on College Land near to the junction with Southgate and St Mary's Street is accessible on collection days. They will also wheel refuse containers to and from the collection point on collection days as required. As this is an existing arrangement for some of the retail / commercial occupiers of the ground floor units, a refuse vehicle will access this location via the existing route to the site along Southgate and St Mary's Street. College Land will provide direct access to the refuse store in the basement via a platform lift and an existing door on the western elevation that opens at street level, which will consist of a dropped kerb arrangement. This will allow the bins to be moved between the lift and the collection point, as set out in the Transport Statement and detailed in the Servicing & Waste Management Strategy.

Please ensure that you have attached:

Detailed plans of bin stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing) Yes ☐	

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023, read in conjunction with the Waste and Recycling Service Standard found on the Council website.

Calculations

MCC's GD04 waste calculation guidance contains a weekly waste rate for the following land uses that are relevant to the development proposals at Church House:

- Hotels - 150 to 350 litres per hotel bedroom, plus 1,500 litres per 20 dining spaces per week. Recycling percentage variable.
- Retail - 5,000 litres per 1,000m² gross floor space. 50% of this capacity should be retained for recycling.
- Restaurants - 1,500 litres per 20 dining spaces. Certain food outlets, in particular fast food, generate substantially greater amounts of waste. Recycling percentage variable.

The proposed hotel concept (Zedwell Hotels) by Criterion Capital will be aimed at transient customers who will generally have short residence times, including business travel in the week. The hotel will consist of pod type accommodation and have a very limited offering, with no eating and drinking facilities and guests staying at the hotel will mainly be accessing facilities and amenities in the surrounding area, therefore waste generation will be correspondingly very low. As a result, a lower waste storage capacity per hotel bedroom of 100 litres has been assumed compared to the recommended waste storage capacity range of 150 to 350 litres per hotel bedroom as recommended in MCC's GD04 guidance document, and a factor of 0.25 is assumed for each capsule (no. of capsules is 32), which equates to an additional eight bedrooms of waste storage.

The waste stream forecasts for the restaurant and retail uses are broadly aligned to the existing bin provision and waste collection regimes for these units as observed during a site visit undertaken in February 2025, which included discussions with the tenants in Units 2 (Stitches) and 4 (Gauchos).

The weekly waste generation figure for the proposed hotel development and existing units 1 to 4 on St Mary's Street is 29,283 litres, and the weekly waste generation calculations are summarised below.

Hotel	General Refuse	Organic	Paper / Card	Plastic / Metal / Glass
<i>Waste Stream Proportion</i>	28%	9%	30%	33%
<i>Litres for Weekly Collection</i>	8,288	2,628	8,937	9,830
<i>Required 1,100 Litre Eurobin</i>	8	0	8	9
<i>Required 240 Litre Bin</i>	0	11	0	0

Bin Provision

The refuse store is located at basement level, as shown below.



The refuse store has a total floor area of approximately 68sqm capacity to store the provision of refuse containers.

Based on a collection frequency of four times per week (or potentially more regularly if required), the proposed bin store at Church House will be required to store a total of 11x 1,100 litre Eurobins, along with 4x 240 litre refuse containers to store organic waste. The Eurobin requirements are detailed below:

- 4x 1,100 Eurobins for general refuse.
- 4x 1,100 litre Eurobins for paper / card (pulpable).
- 3x 1,100 litre Eurobin for plastic / metal / glass (co-mingled).

Waste collection will be undertaken via private collection regimes for the different proposed uses at Church House and broadly in line with the existing servicing arrangements that are already in place at the site, and the proposed bin store layout will provide designated areas for the proposed hotel and the ground floor units / tenants.

Such provision can be met in the refuse store as shown above.

