

DATED 202

THE COUNCIL OF THE CITY OF MANCHESTER

– and –

SALBOY CENTRAL LIMITED

- and –

MANCHESTER CENTRAL CONVENTION COMPLEX LIMITED

-and-

GREATER MANCHESTER COMBINED AUTHORITY

-and other-

Agreement

pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) relating to Land at Viadux, bounded by Great Bridgewater Street, Albion Street and Trafford Street Manchester

City Solicitor
P O Box 532
Town Hall
Albert Square
Manchester
M60 2LA

L/BH/PLA001/84159

THIS AGREEMENT is entered into the day of 202

BY:

- (1) **THE COUNCIL OF THE CITY OF MANCHESTER** of Town Hall, Albert Square, Manchester, M60 2LA (the “**Council**”)
- (2) **SALBOY CENTRAL LIMITED** (incorporated in England with company number 10027959) whose registered office is at Unit 2 Block C, Hulme Street, Salford, M5 4ZG (the “**First Owner**”)
- (3) **MANCHESTER CENTRAL CONVENTION COMPLEX LIMITED** (company registration number 00953285) whose registered office is Manchester Central Convention Complex Limited, Windmill Street, Petersfield, Manchester, M2 3GX (the “**Second Owner**”)
- (4) **DESTINATION MANCHESTER LIMITED** (company registration number 05360083) whose registered office is Manchester Professional Services Limited, Level 5, Town Hall Extension, Albert Square, Manchester M60 2LA (the “**Third Owner**”)
- (5) **GREATER MANCHESTER COMBINED AUTHORITY** of GMCA, Tootal Buildings, 56 Oxford Street, Manchester, M1 6EU (the “**Fourth Owner**” and “**First Mortgagee**”)
- (6) **CBRE LOAN SERVICES LIMITED** (company registration number 05469838) whose registered office is at Henrietta House, Henrietta Street, London, W1G 0NB (the “**Second Mortgagee**”)

BACKGROUND

- A The Council is the local planning authority for the purposes of the Act in relation to the Site and is the authority by whom any obligations hereby created are enforceable. The Development has been part completed on the Site. The Site is situated within the Administrative Boundaries of Manchester and any planning obligation created by this Agreement is enforceable by the Council.
- B The First Owner is the freehold owner of the parts of the Site registered at the Land Registry with Title Absolute under Title Numbers GM852558, GM830709 and MAN98014 together with but subject to all matters contained or referred to in the Title Registers thereunder. The First Owner is the leasehold owner of part of the

Site registered at the Land Registry with Title Absolute under Title Number GM794311 together with but subject to all matters contained or referred to in the Title Registers thereunder.

- C The Second Owner is the freehold owner of part of the Site registered at the Land Registry with Title Absolute under Title Numbers GM711671 and GM713228 together with but subject to all matters contained or referred to in the Title Registers thereunder. The Second Owner is the leasehold owner of part of the Site registered at the Land Registry with Title Absolute under Title Number MAN427581 and is the leasehold owner of part of the Site registered at the Land Registry with Title good leasehold under Title Number GM876785 together with but subject to all matters contained or referred to in the Title Registers thereunder.
- D The Third Owner is the freehold owner of part of the Site registered at the Land Registry with Title Absolute under Title Number MAN25094 together with but subject to all matters contained or referred to in the Title Registers thereunder.
- E The Fourth Owner is the freehold owner of part of the Site registered at the Land Registry with Title Absolute under Title Number GM713238 together with but subject to all matters contained or referred to in the Title Registers thereunder.
- F The First Mortgagee is interested in the parts of the Site owned by the First Owner under Title Numbers GM852558, GM830709 and MAN98014 by virtue of a registered charge dated 26 March 2021.
- G The Second Mortgagee is interested in the parts of the Site owned by the First Owner under Title Numbers GM852558, GM830709, MAN98014 and GM794311 by virtue of a registered charge dated 16 December 2021.
- H The Council has received the Application for planning permission to carry out the Development in the manner set out in the plans, specifications and particulars forming part of the Application. The parties hereto have entered into this Agreement in order to consent to and be bound by the provisions of this Agreement.
- E The Council as local planning authority granted planning permission for the Development in accordance with the Application. It was a condition of the planning permission that a scheme for the storage and disposal of waste was submitted in writing to the Council on behalf of the Owners. The scheme that was submitted in

accordance with the requirements of Condition 23 of the Planning Permission (as herein defined) was not consistent with the Council's guidance regarding waste management. The Council has agreed to approve a re-application for approval of the details reserved by Condition 23 of the Planning Permission (as herein defined) subject to the completion of this Agreement.

F The planning purpose of this Agreement is to secure a waste management strategy for the collection of waste from the Development for the lifetime of the Development. The Council is satisfied that this Agreement is:

- (a) necessary to make the Development acceptable in planning terms (including where appropriate, obligations necessary to mitigate the adverse impacts of the Development in accordance with the development plan for the area and other material considerations);
- (b) directly related to the Development; and
- (c) fairly and reasonably related in scale and kind to the Development and in any event will secure planning benefits.

G The Owners have agreed to enter into this Agreement so as to create planning obligations in favour of the Council pursuant to section 106 of the Act and to be bound by and observe and perform the covenants hereinafter contained.

AGREED TERMS

1. DEFINITIONS AND INTERPRETATION

1.1 The definitions and rules of interpretation set out in this Clause apply to this Agreement.

“Act” the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004 and the Planning Act 2008;

“Administrative Boundaries of Manchester” all the wards that together comprise the city of Manchester;

“Agreement” means this agreement;

“All Reasonable Endeavours” means that it is agreed by the parties hereto that the party under such an obligation will not thereby be required to take

proceedings (including any appeal) in any court public inquiry or other hearing (unless specified to the contrary) but subject thereto and to other terms of this agreement such party will be bound to attempt to fulfil the relevant obligation by the expenditure of such commercially prudent efforts and/or sums of money and the engagement of such professional or other advisers as in all the circumstances may be reasonable to expect; in the case of the Owner, of a competent commercial developer in the context of the Development and of a competent landowner in the context of the Development, and in the case of the Council, of a competent local planning authority acting reasonably in the context of its statutory functions;

“Application” the application to which the Council gave the reference 133998/JO/2022 for planning permission for the variation of planning conditions 2, 3, 18, 20, 21, 24, 25, 29, 30, 32, and 36 of the planning permission referenced 126868/JO/2020 to facilitate elevational alterations, internal reconfiguration of the commercial floor spaces including creation of a triple height entrance foyer, encapsulation of tram track, certation of amenity spaces and external terraces, alterations to landscaping and creation of an external seating area and other associated works;

“Commencement of Development” the date upon which the Development shall begin by the carrying out of a material operation in accordance with the provisions of section 56(4) of the Act PROVIDED THAT any works of or associated with site clearance, remediation works, environmental or archaeological investigations, site and soil surveys, erections of contractors work compound, erection of site office, erection of fencing to site boundaries, marking of site boundaries and laying out of access roads and services shall for the purposes of this Agreement be deemed not to be material operations and **“Commence”**, **“Commencement”** and **“Commenced”** shall be construed accordingly;

“Core Strategy” means the Manchester Core Strategy (adopted 11th July 2012) which is the key document in the Council’s Local Development Framework and details the Council’s vision for the development of Manchester during the period 2012 to 2027;

“Development” the development undertaken on the Site pursuant to the Planning Permission as specified in the Application;

“Director” the Council’s Director of Planning, Building Control and Licensing;

“Expert” means a solicitor or barrister with a minimum of ten (10) years post-qualification experience;

“Interest” interest at 4% (four per cent) above the base lending rate of the Bank of England from time to time;

“Local Development Framework” means the development plan documents and supplementary planning documents setting out guidelines for spatial development in Manchester;

“Local Plan” includes the Core Strategy adopted by Manchester City Council on 11 July 2012, the extant Unitary Development Plan policies and all other relevant strategic planning documents adopted by Manchester City Council;

“Management Fee” shall mean 15% of the planning application fee which equates to X pounds (£X) to be used for the purpose of management and monitoring any Planning Obligations that may be created by this Agreement as detailed herein;

“Mortgagees” shall mean together the First Mortgagee and Second Mortgagee and a reference to “Mortgagee” shall mean either of the Mortgagees;

“Occupation” means occupation of any part of the Development for the purposes permitted by the Planning Permission but does not include use by personnel whilst engaged in construction, fitting out or decoration of the Discounted Student Accommodation Units and/or the Market Student Accommodation Units or occupation for marketing or display or occupation in relation to security operations and “Occupy” and “Occupied” shall be construed accordingly;

“Owners” shall mean together the First Owner, Second Owner, Third Owner and Fourth Owner and a reference to “Owner” shall mean any of the Owners;

“Plan” the plan attached to this Agreement;

“Planning Obligations” shall mean the obligations of the Owners specified in Schedule 2;

“Planning Permission” the planning permission granted pursuant to the Application on 15 August 2022 as the same may be amended by any non-material amendment;

“Regulations” the Community Infrastructure Levy Regulations 2010;

“Residents” shall mean the leasehold owners from time to time in Occupation of the residential units being constructed as part of the Development and their respective mortgagees;

“RICS” the Royal Institution of Chartered Surveyors;

“Site” the property described in Schedule 1 and shown for the purposes of identification only edged red on the Plan and which shall be the land against which the planning obligations contained in Schedule 3 may be enforced against;

“Waste Management Strategy” means the strategy for managing waste at the Development annexed to this Agreement at Annex 1 as may be amended or replaced by the Owner from time to time provided that such amendments or replacement are first approved by the Council in writing;

“Working Day” means any day except Saturday, Sunday or a bank holiday and reference to “Working Days” shall be construed accordingly.

- 1.2 The Clause headings do not affect this interpretation.
- 1.3 Unless otherwise indicated, references to Clauses and Schedules are to Clauses of and Schedules to this Agreement and references in a Schedule to a Part or Paragraph are to a Part or Paragraph of that Schedule.
- 1.4 References to any statute or statutory provision include reference to:
 - 1.4.1 all Acts of Parliament and all other legislation having legal effect in the United Kingdom as directly or indirectly amended, consolidated, extended, replaced or re-enacted by any subsequent legislation; and
 - 1.4.2 any orders, regulations, instruments or other subordinate legislation made under that statute or statutory provision.

- 1.5 Except for the provisions of Clause 8 references to the Site include any part of it.
- 1.6 References to any party in this Agreement shall save in respect of clause 19.2 include the successors in title of that party. In addition, references to the Council shall include any successor local planning authority exercising planning powers under the Act and any successor local highway authority exercising powers under the Highways Act 1980.
- 1.7 “Including” means “**including, without limitation**”.
- 1.8 Any covenant by the Owner or the Council not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing.
- 1.9 If any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of this Agreement is to be unaffected.
- 1.10 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 1.11 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
2. This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and all other enabling legislation and is a planning obligation for the purposes of section 106 of the Act, with the intent that covenants hereinafter contained shall be enforceable by the Council acting under the powers contained in section 106 or such other enabling powers against the Owner.
3. The provisions of this Agreement shall come into effect immediately upon completion of this Agreement.

4. **THE OWNERS COVENANTS**

The Owners on behalf of themselves and any person deriving title to any part of the Site from the Owners hereafter hereby covenant with the Council so as to bind the Site to fully observe and perform the obligations on their part contained in this Agreement including those obligations set out in Schedule 2 and hereby agree that the Site shall be permanently subject to the obligations, restrictions and provisions specified in Schedule 2, such obligations being

planning obligations for the purpose of section 106 of the Act.

5. THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner to observe and perform the obligations on its part in this Agreement including those obligations set out in the Schedule 3.

6. DISPUTE RESOLUTION

- 6.1 In the event of any dispute arising in connection with any of the terms of this Agreement other than a dispute involving the construction or interpretation of the terms of this Agreement or the enforcement of any decision pursuant to this Clause, the same shall unless the Council and the Owner otherwise agree be referred to an Expert to be appointed by agreement between the Council and the Owner.
- 6.2 If the Council and the Owner are unable to agree on the appointment of an Expert within thirty (30) days of one party serving notice on the other calling for the appointment of an Expert then an Expert shall be appointed on the application of either party to the President for the time being of the Royal Town Planning Institute.
- 6.3 Any reference of a dispute to an Expert shall if the parties are agreed in writing be deemed to be a reference to an expert (and not to an arbitrator) whose decision shall be final and binding (save for manifest error) but shall otherwise be deemed to be a reference to an arbitrator pursuant to the Arbitration Act 1996 and any statutory amendment variation substitution or re-enactment thereof.
- 6.4 Any party to this Agreement shall be entitled to submit to the Expert representations and cross-representations with such supporting evidence as they shall respectively consider necessary and the Expert shall have regard thereto in making his decision which shall be delivered in writing. The reference

of any dispute shall include authority to determine in what manner all the costs of the referral shall be paid.

7. WAIVER

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.

8. CHANGE IN OWNERSHIP & LIABILITY

- 8.1 The Owners will give the Council written notice as soon as reasonably practicable of any change in ownership of any of their interests in the Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with (unless the purchase relates to the entirety of the Site) the area of the Site or unit of occupation purchased by reference to a plan.
- 8.2 No person shall be liable for any breach, non-performance and non-observance of the covenants, obligations and restrictions contained in this Agreement after it shall have parted with its entire interest in the Site or if it disposes of its interest in part or parts of the Site in respect of the part or parts thereof disposed of but without prejudice to liability for any subsisting breach arising prior to parting with such interest nor shall this hinder or preclude the Council's rights as the Local Planning Authority to require that the breach, non-performance or non-observance be remedied after that person has parted with its interest in the Site.
- 8.3 The Owners warrant that no person other than the Owners and the Mortgagees has any legal or equitable interest in the Site and the Owners hereby indemnify the Council in respect of any loss that arises should there be any breach of this warranty.

9. COUNCIL'S CONSENT OR APPROVAL

Where in this Agreement the consent, agreement or approval of the Council is required to be given by the Council, the Council confirms that such consent, agreement or approval shall not be unreasonably withheld or delayed provided that this shall not fetter the proper discretion of the Council.

10. LOCAL LAND CHARGE

- 10.1 This Agreement is a local land charge and shall be registered as such by the Council.
- 10.2 The Council will upon receipt of a written request of the Owner or its successors in title, at any time after the obligations set out herein have been fulfilled in their entirety issue written confirmation thereof and thereafter cancel all related entries in the register of local land charges.
- 10.3 The reasonable costs of registration and cancellation pursuant to clause 10.2 above shall be met by the Owner if requested by the Council.

11. NON-PROHIBITION ON DEVELOPMENT

Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Agreement.

12. THE CONTRACTS ACT

Save as provided in respect of the successors in title to the Site or any successor to the relevant statutory functions of the Council this Agreement shall not be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Act 1999 and no third party shall acquire any benefit rights or claims whatsoever pursuant thereto.

13. COMMUNICATION

- 13.1 Any notice or document to be served on or sent pursuant to this Agreement shall either be delivered personally or sent by recorded delivery service
 - 13.1.1 to the Council and addressed to the Director at the Council's address first above written;

13.1.2 to the Owners and the Mortgagees at their registered office addresses;

14. FEES

14.1 The Owners shall pay to the Council on the date of this Agreement:

14.1.1 its legal fees reasonably and properly incurred in preparation of this Agreement;

14.1.2 the Management Fee

14.2 Receipt by the Council of the payment of such sums shall not create any lawyer-client type contractual relationship between the Council and the Owners nor absolve the Owners from any liability or obligation accepted by them by the terms of this Agreement or by statute or at common law.

15. JURISDICTION

This Agreement is governed by and interpreted in accordance with the law of England.

16. COMPLETION

The provisions of this Agreement shall be of no effect until this Agreement has been dated.

17. DECLARATIONS

17.1 It is hereby declared that this Agreement shall not be enforceable against any Residents or the successors in title of any such person or mortgagee or any person deriving title therefrom.

17.2 Although the security of any future charges or mortgages over the Site shall take effect subject to this Agreement it is agreed that any future chargee or mortgagee from time to time having the benefit of a charge or mortgage of or on any part or parts of the Site shall otherwise have no liability under the Planning Obligations contained in this Agreement unless and until such chargee or mortgagee has entered into possession of the Site or any part thereof.

18. INTEREST

If any payment due under this Agreement is paid late Interest will be payable from the date payment is due to the date that payment is received.

19. MORTGAGEES

19.1 The Mortgagees consent to this Agreement being entered into with the intention that, notwithstanding section 104 Law of Property Act 1925, their interests in the Site will be bound by the terms of this Agreement as if it had been executed and registered as a local land charge before the execution of their registered charges.

19.2 Notwithstanding clause 19.1, a Mortgagee will not incur any liability for any breach of the obligations contained in this Agreement unless and until it becomes a mortgagee in possession of the Site or any part of it and only in respect of breaches committed by such Mortgagee during the period that it occupies as mortgagee in possession of the Site. For the avoidance of doubt in respect of the provision contained in this clause 19.2 the term Mortgagee does not include any successor in title to the Mortgagee.

SCHEDULE 1

The Site

Land at Viadux, bounded by Great Bridgewater Street, Albion Street and Trafford Street Manchester and shown for the purposes of identification only edged red on the Plan.

SCHEDULE 2

THE OWNERS GENERAL COVENANTS

The Owners hereby covenant with the Council as follows:

- 1 To implement the Waste Management Strategy prior to first Occupation of the Development and for the lifetime of the Development.

SCHEDULE 3

THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owners as follows:

- 1 To use the Management Fee for the purpose of the management and monitoring of the Planning Obligations.

EXECUTED as a deed by the parties on the day and year first hereinbefore
appearing

ANNEX 1

WASTE MANAGEMENT STRATEGY



Viadux Phase 1

Condition 23 Discharge Waste & Servicing Strategy

Salboy Central Ltd

Prepared by:

SLR Consulting Limited

5th Floor, 35 Dale Street, Manchester, M1 2HF

SLR Project No.: 410.001015.00001

Client Reference No: 001015

13 March 2024

Revision: 02

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	12 March 2024	JL	GD	GD
02	13 March 2024	JL	GD	GD

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Salboy Central Ltd (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



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1.0 Introduction

Background

- 1.1 SLR has been appointed to advise on transport and highways aspects of a planning application for a development of residential apartments located on a site adjacent to Manchester Central Conference Centre, Great Bridgwater Street, Trafford Street with vehicle access via the Manchester and accessed from Trafford Street from Albion Street, Manchester.
- 1.2 The original application was submitted in 2017 (Ref 115871/FO/2017) and consent for the development was granted in July 2017. That permission that has been built out and is having conditions discharged against is permission reference 133998/JO/2022.

Discharge of Condition

- 1.3 A Waste & Servicing Strategy was included with the suite of documents submitted in support of the application.
- 1.4 The consent includes a condition (condition 23) relating to the implementation of the Waste & Servicing Strategy. This sets out the following condition:

23) Notwithstanding the waste and servicing strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, prior to the first occupation/use of each phase a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted for approval in writing by the City Council, as Local Planning Authority. The details of the approved scheme shall be implemented as part of each phase and shall remain in situ whilst the use or development is in operation.

- 1.5 This report provides an updated Waste & Servicing Strategy for the residential element of the development and includes information regarding the building management. This will form the Waste & Servicing Strategy for the site.
- 1.6 The planning consent was for a residential building of 375 apartments and also for a 14-storey office and commercial building. This updated Waste & Servicing Strategy focusses solely on the residential element of the development. The office/commercial building has not presently been progressed.



Development Proposals

- 1.7 Phase 1 of Viadux is a 40-storey residential tower, featuring 375 apartments, 114x1 bedroom apartments and 261 2-bedroom apartments. It is located centrally between the proposed Phases 2a and 2b. It began construction in 2021 and is scheduled to be completed in 2024.
- 1.8 The Scheme Plans for development are described in **Appendix A**. There it can be seen that the bin store and the arrival point for large goods deliveries (such as furniture) is from the viaduct level. Smaller goods deliveries such as by couriers can be made using the Loading Bay on Great Bridgewater Street described more fully below.
- 1.9 There is no onsite parking for residents or their visitors. There are 2 disabled parking spaces available for ad-hoc use by the management company accessed from Trafford Street via Deansgate.
- 1.10 Vehicular Access for refuse collections is taken from Albion Street. A ramp leads up to the service yard at viaduct level. The ramp and service yard are also used for servicing of the adjacent Manchester Central venue.
- 1.11 A management company, Urban Bubble will manage the building and its operation. Their website is given below.

<https://urbanbubble.co.uk/>

Access

- 1.12 Pedestrian entrance to the residential tower will be via a new entrance on Great Bridgewater Street. Adjacent to this entrance will be a new pedestrian connection linking the Deansgate Castlefield Metrolink Station down to street level on Great Bridgewater Street.
- 1.13 From the Viaduct Level there is an entrance to the Phase 1 building and there is a route through a landscaped public realm.
- 1.14 Service Vehicle access is via Albion Street and up the ramp to the shared Manchester Central Service Yard.

Local Highway Improvement

- 1.15 As part of the Phase 1 development a package of highway improvements are proposed on Watson Street and Great Bridgewater Street, and which are subjected to a Section 278 agreement. To tie in with the new stair and lift access to the Deansgate/Castlefield Metrolink there is to be an upgrade to the Signal Junction at Great Bridgewater Street/Watson Street, pavement widening and improvements to Watson Street, and pavement improvements on Great Bridgewater Street that tie in with an improved lighting and public realm treatment of the underbridge.
- 1.16 The proposed Section 278 highway works are described in **Dwg SVA VEC-01-PR-DR-CH-0000-P06**.



- 1.17 The highway alignment has been checked for tracking by large service vehicles including articulated HGVs.
- 1.18 On Great Bridgewater Street the pavement surface is improved with quality paving. The existing parking bays and loading bay are adjusted to provide 3No. Standard Parking Bays, 2No. Disabled Bays a new Loading Bay. The scheme included advance cycle stoplines and on street markings indicating this a is a major cycle route.

Manchester Central Service Yard

- 1.19 Manchester Central operates as an events and exhibition venue with a variety of event types occurring there. The servicing for the residential and office land uses will use the service yard for refuse collections and larger deliveries. These deliveries will need to be timed to avoid impacting on the events-based service activity. That service activity is set out in the following section.



2.0 Manchester Central Service Yard

Overview

- 2.1 The Manchester Central Service Yard provides an essential function for the operation of Manchester Central Convention Complex. It provides the space for event-related deliveries and logistical activities to access the Convention Centre to support the delivery of events. The service yard is located immediately to the south of the Convention Complex and also houses the refuse and recycling centre and a temporary structure used for storage.
- 2.2 The service yard is accessed via a ramp which is accessed via a priority-controlled junction with Albion Street. The access ramp is subject to an advisory speed limit of 5mph and is approximately 6.8m in width, widening out at the top to approximately 15m and permits two-way operation for its entirety. There are double yellow waiting restrictions along both sides of the ramp. The distance between the junction with Albion Street and the barrier access to the service yard is approximately 180m.

Service Yard Operations

- 2.3 Manchester Central Service Yard experiences periods of intense vehicular activity associated with the build-up and breakdown of events at the Convention Complex. At other times, the service yard is relatively quiet, with very little vehicular activity. Different types of event generate different types and volumes of traffic, and events vary in frequency and duration. Events are hosted throughout the year and the events and associated traffic activity can occur on any day of the week.
- 2.4 Vehicle access and movement within the service yard is controlled well by a dedicated traffic management team who are able to maximise the use of the available space and work to balance the needs of the venue with the impact of event traffic upon the surrounding highway network.
- 2.5 The Transport Assessment submitted in support of the application provides further detail on the use of the service yard and access ramp.



3.0 Servicing

Introduction

3.1 The typical deliveries for the development will be as follows:

- Online Groceries,
- Post /courier deliveries,
- Occasional furniture deliveries.

In addition, there will be a regular Refuse Collection every 2 days.

Delivery Access

- 3.2 There are various locations for service vehicle access. The Bin Store is located at the viaduct accessed from Albion Street via the Trafford Street Ramp and into the shared Manchester Central Service Yard. The location is also where larger goods would be delivered such as furniture deliveries. These deliveries and refuse collections would be managed to be timed to avoid conflict with the peaks in Manchester Central activity and here communication would be made to avoid any adverse implications.
- 3.3 Smaller goods deliveries can be made from Great Bridgewater Street. Here there is a Loading Bay provided east of Watson Street where goods can be brought into the ground floor reception. There is also a further loading bay located west of Watson Street closer to Beetham Tower.
- 3.4 Other back of house deliveries (such as pool /ground floor amenity deliveries or other plant related deliveries) can also be made from Trafford Street accessed from the Deansgate side.
- 3.5 Drivers would generally not have access to the building and residents would need to pick the goods up from reception.



Delivery Forecasts and Timings of Deliveries

- 3.6 A forecast of service and delivery vehicle trips hour by hour was undertaken for Viadux Phase1 with the original application based on the TRICS database for apartment developments.
- 3.7 Service vehicle forecasts are given in **Table 3.1** below, where OGV relates to a vehicle in excess of 7.5t and LGVs are primarily vans with single rear axles.

Table 3.1 Service Vehicle Trips

Time Range	Residential (375 units)					
	OGV		LGV		Total	
	ARR	DEP	ARR	DEP	ARR	DEP
06:00-07:00	0	0	0	0	0	0
07:00-08:00	0	0	0	2	1	3
08:00-09:00	0	0	2	0	3	0
09:00-10:00	1	2	2	3	2	4
10:00-11:00	1	1	4	4	5	5
11:00-12:00	0	0	4	5	4	5
12:00-13:00	1	1	6	4	7	5
13:00-14:00	0	0	6	6	6	6
14:00-15:00	1	0	3	4	4	5
15:00-16:00	0	0	2	2	2	3
16:00-17:00	0	0	4	5	4	5
17:00-18:00	0	0	1	0	1	1
18:00-19:00	0	0	1	1	1	1
19:00-20:00	0	0	0	0	0	0
20:00-21:00	0	0	0	0	0	0
21:00-22:00	0	0	0	0	0	0
22:00-23:00	0	0	0	0	0	0
23:00-24:00	0	0	0	0	0	0
Daily Trip Rates:	5	5	36	36	40	41

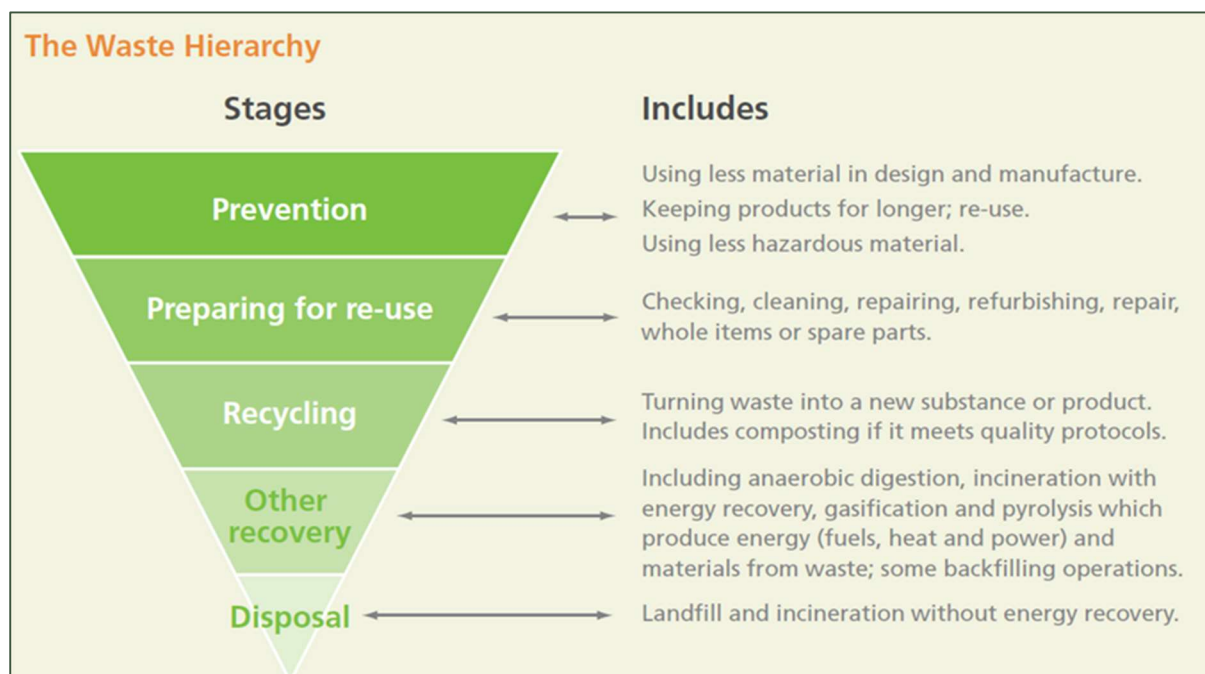
- 3.8 It is noted that a significant number of service vehicle trips are already on the network or are making multiple deliveries with one trip so many of these vehicles are already on the network.



4.0 Waste Management Strategy

Introduction

- 4.1 The development falls within the City of Manchester and MCC have published guidance on the design and management of buildings to produce waste management strategies that seek to maximise the amount of waste that is recycled (GD04, Sept 2023).
- 4.2 To achieve high recycling rates, it states 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.
- 4.3 In accordance with Section 34 of the Environmental Protection Act 1990, the managers of the serviced apartments and the retail & commercial units has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.
- 4.4 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 waste paper, metal, plastic and glass in different waste streams.
- 4.5 Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described below.



- 4.6 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.



- 4.7 There may be food waste generated by the retail unit which needs to be covered by the Animal By-Products (Enforcement) (England) Regulations 2011. If that is the case and the 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.
- 4.8 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company can help meet the city councils and government's aspirations.
- 4.9 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (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.

Waste Streams

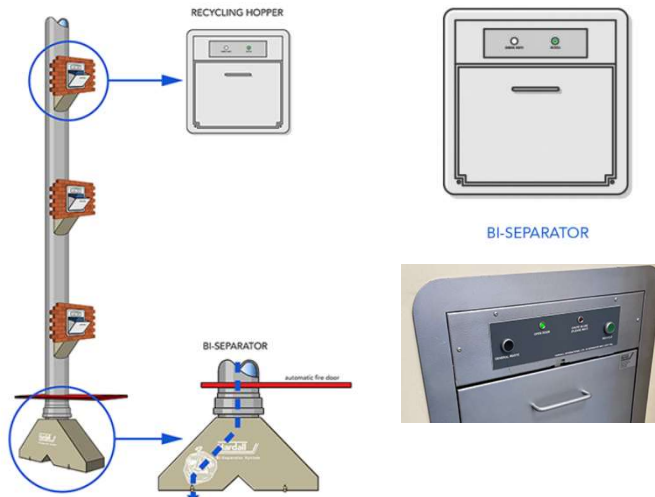
- 4.10 Within each apartment there will be separate bins for the two waste streams, one for General Refuse (including organic waste) and one for Recyclables. There is an extra waste storage area for Cardboard which is intended for the larger cardboard items that cannot be sent via the waste chute. The Waste Streams are as described below:
- General Refuse (including food waste) – via waste chute
 - Mixed Recyclables (Small Pulpable waste, Glass, Metal, Plastic) – via waste chute
 - Cardboard - taken by hand to ground floor.
- 4.11 In addition to the above, there will be a bulky waste collection scheme for items (such as furniture). Firstly, residents can use an app to advertise any items to other residents if they are still in a usable condition. For large items that need disposing of, residents will be informed to contact the concierge to help arrange collection noting that bulky waste collection does incur a charge. The resident would bring the waste down via the lift deposited in the bin store under the direction or urbanbubble where additional storage space is available.
- 4.12 Large items can be collected by the refuse collector or via a charity if appropriate.



Waste Management Strategy

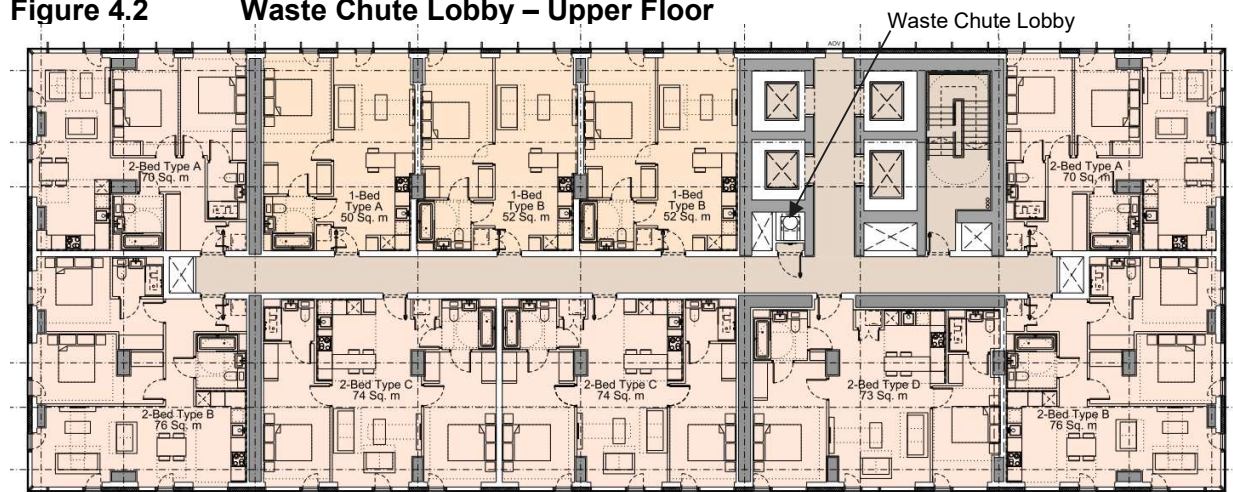
- 4.13 The management of waste will be the responsibility of urbanbubble who will manage the building. A Building Services Assistant from urbanbubble will oversee the day-to-day waste management.
- 4.14 Residents would be informed in advance of occupation of the waste management strategy and their requirements and responsibilities for recycling and to keep the space clean.
- 4.15 Within each apartment there will be two bins provided which will correspond to the two main waste streams.
- 4.16 Waste is transferred by the resident from the apartment to the waste chute lobby available on each floor. Here the waste chute drop has two buttons to select for Recyclables and Residual Waste. The resident selects the colour coded button corresponding to the type of waste to be dropped and puts that in the chute as indicated in **Figure 4.1** below.

Figure 4.1 Waste Chute Infrastructure



- 4.17 A typical Waste Chute lobby on the upper floors is indicated in **Figure 4.2** below.

Figure 4.2 Waste Chute Lobby – Upper Floor



- 4.18 At the bottom of the chute is a bi-separator which splits the waste being dropped to the corresponding bin as indicated in **Figure 4.1**.
- 4.19 Urbanbubble will monitor the use of the chute system using CCTV to ensure compliance and to monitor how full each bin becomes supported by an automatic alarm as each bin approaches capacity and replace the full bins with empty ones as they fill up.
- 4.20 Urbanbubble will present the bins ready for collection and return the bins immediately after.
- 4.21 Below is an extract of the Building Management Strategy from Urban Bubble.

Waste Strategy

We propose that our Building Services Assistant manage the bin store for the block and organise refuse stores on the dedicated day for each waste stream for efficient collection.



Within the design of the scheme, residents will use a bin chute to dispose of their waste and the onsite staff will rotate bins in the bin store.

The number of bins provided are as follows:

- 6 X 1100lt – General Waste
- 6 X 1100lt – Mixed Recycling

Due to the small number of bins that can fit in the bin store all waste streams will be collected 5 times a week, anticipated to be on Monday, Tuesday, Wednesday, Thursday, and Saturday. In the first few months of the development when occupancy is low this frequency may be able to be reduced.

Collection times will be after 9am to avoid highway disturbance at peak travel times and to ensure any disturbance to local residents due to bin movement is kept to a minimum. Times of collections can be changed to a more suitable time if requested by Manchester Central.

The bins will be presented on collection day by the Building Services Assistant in the allocated residential loading bay (shown on the plan below) within the service yard area. The private collection company will require access to the service yard to collect the bins. As soon as the bins have been collected, the onsite staff member will return the bins to the bin store. This will minimise disturbance as the bins will not remain in the service yard for longer than necessary, or overnight.

For large bulky items and cardboard boxes that won't fit down the chute then the residents will be advised to contact the concierge who will then arrange for the BSA to collect and move to the bin store.



5.0 Waste Forecasts

Waste Forecast Assumptions

- 5.1 The development at Manchester Central will consist of 375 residential apartments. Of this there are 114x1 bedroom apartments and 261x2 bedroom apartments.
- 5.2 It is noted that the development cannot comply with the forecasts as described in MCCs Guidance (GD04) updated in September 2023 principally as that guidance is based on a fortnightly collection.

Forecast Residential Apartment Waste Volumes

- 5.3 The forecasts have been based on the British Standard Guidance BS 5906:2005 for residential waste generation.
- 5.4 This forecast for the number of litres of waste per apartment per week uses the following calculation - Number of dwellings x ((70 litres x the average number of bedrooms) + 30).
- 5.5 In this case the average number of bedrooms for development equates to 1.7 bedrooms per apartment.
- 5.6 That in turn leads to the following weekly calculation.

375 x ((70 Litres x 1.7) + 30)	=	55,770 Litres of waste per week
	=	7,967 litres per day

Bin Lift Forecasts

- 5.7 The number of bins that are to be collected per week is described below:

55,875 litres of waste divided by 1,100 litre bins	=	51 bin lifts per week
---	----------	------------------------------

Recycling Rates per Week

- 5.8 Applying typical recycling proportions from residential apartments to the above waste forecasts the following recycling rates are as follows:

• General Refuse including Organics (50%)	= 27,938 litres per week
• Co-Mingled Recyclable Waste (45%) (Pulpable (20%), Glass, Metals, Plastics (25%))	= 25,144 litres per week
• Larger Cardboard Waste (5%)	= 2,794 litres per week



Bin Storage Requirement

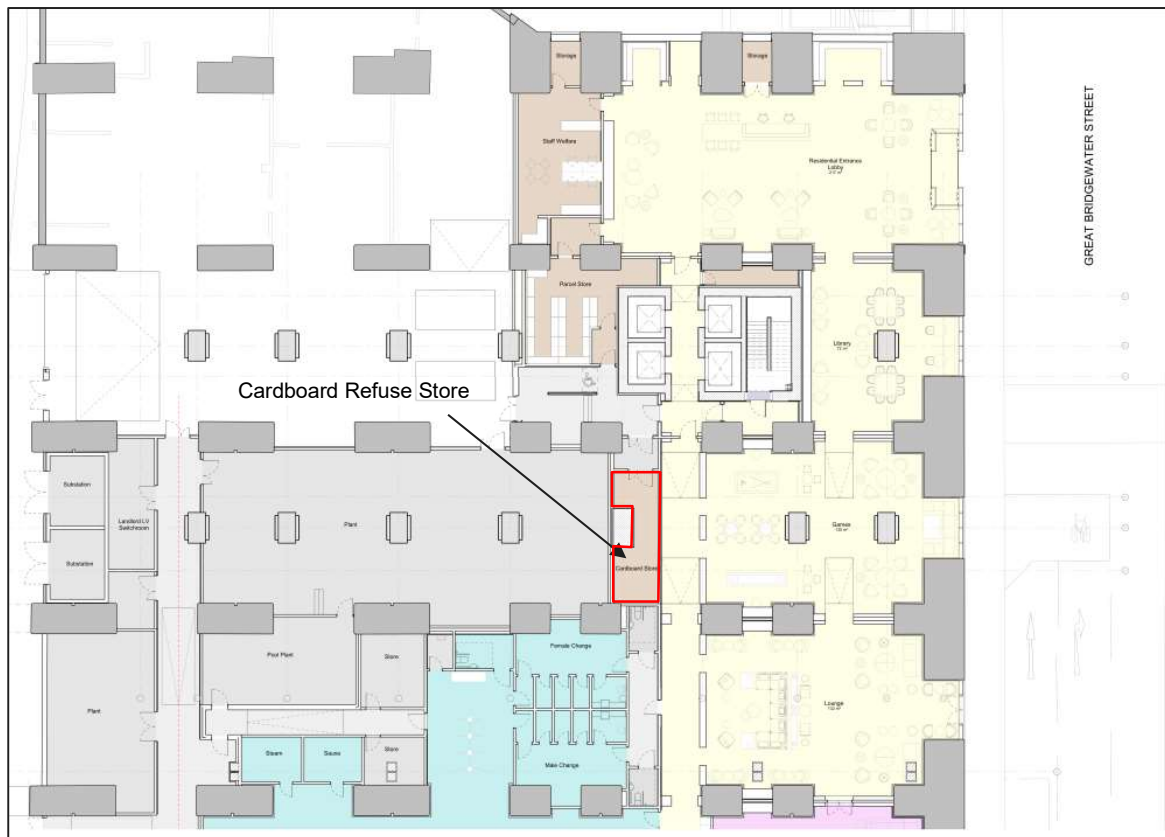
- 5.9 It is not practical to store that many bins and so there will be multiple collections per week. In practice, we expect there will be at least 5 collections per week, and in effect this requires a maximum of a 2-day storage capacity. This gives rise to the following storage requirements:

Residential waste collected 5 times per week = storage of c.16 Eurobins

- 5.10 In effect, 14 Eurobins would be stored (some block parked) in the main bin store as shown in **Figure 5.1** below.
- 5.11 The bin store would be ventilated with impervious surfaces making cleaning easier. A water tap would be located nearby to make cleaning easier.



- 5.12 The Bulky/Cardboard Waste store is located on the ground floor as shown in **Figure 5.2** and here waste would be brought by residents via the lifts. Here space for 2 Eurobins is available with additional space for ad-hoc waste.



Refuse Collection

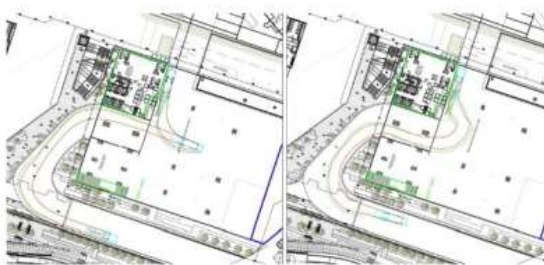
- 5.13 Refuse collections will take place at the service yard level within the Manchester Central service yard, where there will be bays marked out for this activity. The residential tower loading bay will be located adjacent to the eastern elevation of the tower. This loading area is close to the bin store location and will ensure that waste operatives have convenient access to the bins.



5.14 Refuse collections are described in the Building Management Strategy as given below:



The Access routes, both to enter and exit the service yard, for the refuse lorry is shown below:



For large items that need disposing of residents will be informed to contact the concierge to help arrange collection. Large items can be stored in the back of house areas ready for them to be collected by the council/charity. Residents can use the app to advertise any items to other residents if they are still in a usable condition.



- 5.15 It is anticipated that refuse collections will be timed to occur outside of peak Manchester Central service yard demand, similar to the current waste collection timings for Manchester Central which also occur from the service yard.
- 5.16 A loading bay is also proposed along Great Bridgewater Street which will provide convenient space for refuse vehicles and other loading and delivery activity in connection with the proposed retail units.
- 5.17 The above waste management strategy for regular refuse collections does not comply with MCC Guidelines as it is not possible for such a large development to store waste for a fortnightly collection regime. Therefore, a private collection by a licensed operator would be implemented using the appropriate Waste Transfer notes to ensure compliance with regulations. Furthermore, such an operator typically processes the residual waste stream in a waste recycling centre with very high rates of recycling ensuring only minimal waste is sent to landfill.



Waste Pro-Forma

- 5.18 MCC require that a Waste Pro-Forma be prepared to support the planning application. This has been completed and is presented in **Appendix B** of this report. This document also describes the routes to get the bins from the bin stores to the collection point.



6.0 Summary & Conclusions

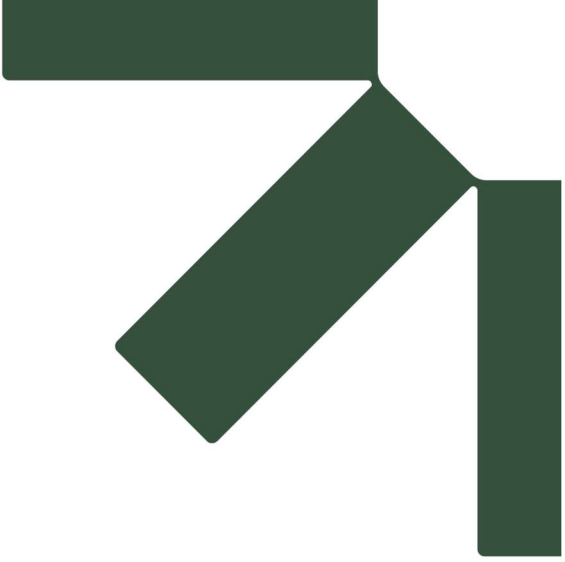
Summary

- 6.1 SLR has been appointed to advise on transport and highways aspects of a planning application for a development of residential apartments located off Albion Street, Manchester, known as Viadux Phase 1.
- 6.2 This report aims to Discharge Condition 23 of the Planning Approval (Ref 133998/JO/2022) as below:
- 23) Notwithstanding the waste and servicing strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, prior to the first occupation/use of each phase a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted for approval in writing by the City Council, as Local Planning Authority. The details of the approved scheme shall be implemented as part of each phase and shall remain in situ whilst the use or development is in operation.*
- 6.3 This document sets out the Waste Management Strategy for the development including the responsibilities of urbanbubble, the building management company; the responsibilities of residents to recycle waste into two waste streams of and deposit that in the appropriate way via the Waste Chute. We have forecast the volume of waste generated on a weekly basis and the storage requirements based on a collection every 5 days (in effect a 2-day storage requirement of up to 12 Eurobins). We then set out the strategy for managing the bins at the bottom of the waste chute, the storage and transfer of bins for collection.
- 6.4 In the strategy we also identify how bulky waste would be collected.
- 6.5 The Waste Management Strategy cannot comply with the MCC Guidelines for bin storage based on a fortnightly alternate collection regime due to the scale of development limited. Therefore, a more frequent collection based on a '5 days a week collection' is proposed using a private licensed operator rather than a council collection.
- 6.6 Such a collection regime would comply with the relevant waste management regulations including Waste Transfer Notes to record waste collected and transferred. Such an operator will process the residual waste stream in a waste recycling centre with very high rates of recycling ensuring only minimal waste is sent to landfill.
- 6.7 The overall summary of the Waste Management Strategy is given in **Appendix B** of this report and follows the Proforma for Planning Applications as given in MCC Guidance GD04.

Conclusion

- 6.8 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 can be undertaken in an efficient manner.





Appendix A Scheme Plans

Viadux Phase 1

**Condition 23 Discharge
Strategy**

Waste & Servicing

Salboy Central Ltd

SLR Project No.: 410.001015.00001

13 March 2024



GREAT BRIDGEWATER STREET

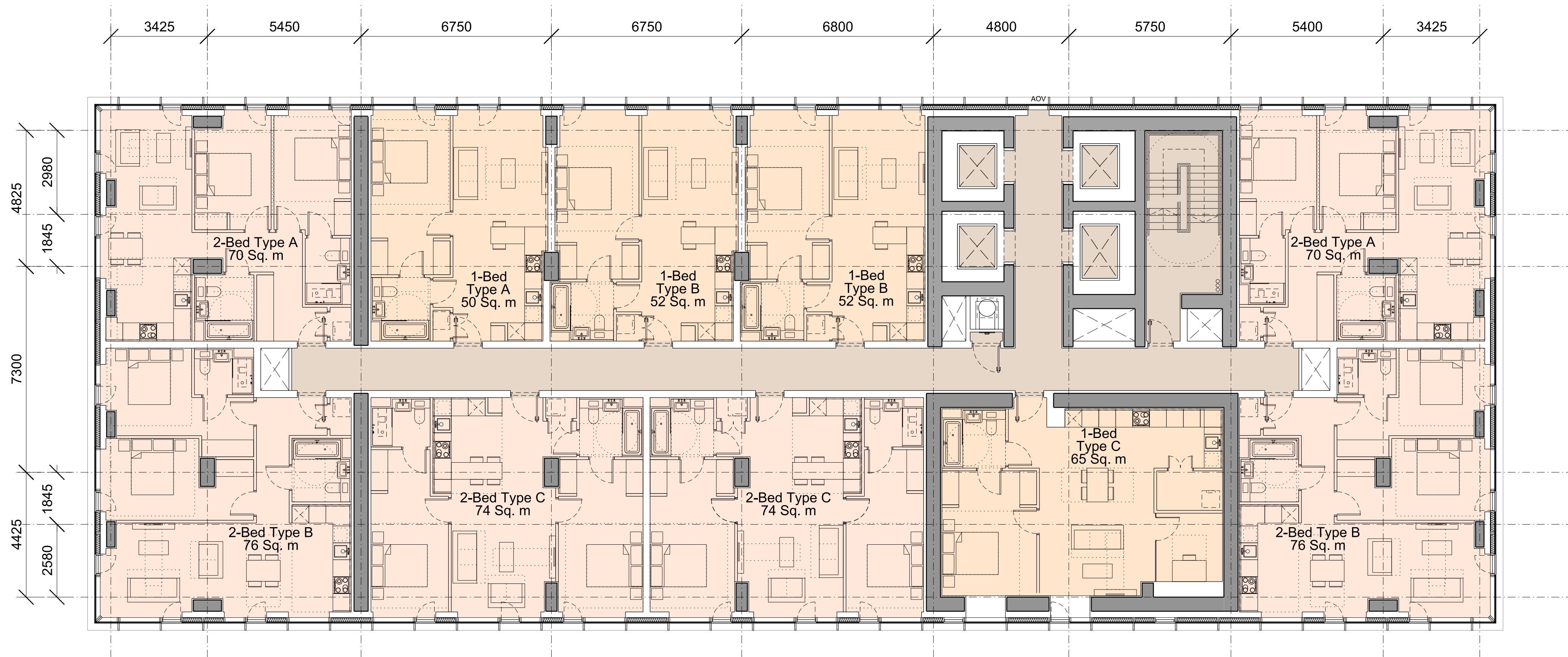
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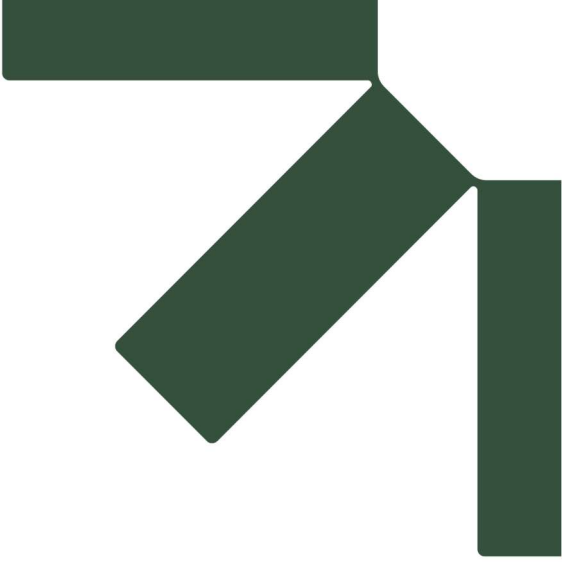


This drawing is copyright Do not scale off dimensions. All dimensions to be checked on site by contractor. Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site. 0m2.5m5m10m	Rev/	Date	Description	Rev/	Date	Description	Rev/	Date	Description	North	Project Title Former Bauer Millet Site Drawing Title Building 2 - First Floor Plan	Status			MANCHESTER Riverside, 4 Commercial St Manchester M15 4BQ +44 (0)161 835 2345 www.simpsonhaugh.com	LONDON 2-8 Roberts Place London EC1R 3BB +44 (0)20 7549 4000 mail@simpsonhaugh.com	
	00	17-03-2017	Planning Issue	06	08-01-2024	Non-Material Amendment Application						Planning					
	01	30-04-2020	Minor Material Amendment Application									Scale	1:200 @ A3	1:100 @ A1	Date	March 2017	
	02	29-05-2020	Minor Material Amendment Application									Job No	10053	Drawing No	10053-B2-A-B5D9-G200-P-01-001	Revision	06
	03	15-12-2020	Non-Material Amendment Application														
	04	19-02-2021	Non-Material Amendment Application														
				05	04-04-2022	Minor Material Amendment Application											



This drawing is copyright Do not scale off dimensions. All dimensions to be checked on site by contractor. Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site. 0m2.5m5m10m	Rev/ DateDescription 0017-03-2017Planning Issue 0130-04-2020Minor Material Amendment Application 0229-05-2020Minor Material Amendment Application 0315-12-2020Non-Material Amendment Application 0419-02-2021Non-Material Amendment Application 0504-04-2022Minor Material Amendment Application	Rev/ DateDescription 0608-01-2024Non-Material Amendment Application	Rev/ DateDescription	North	Project Title Former Bauer Millet Site Drawing Title Building 2 - First Floor - Mezzanine Plan	Status Planning			MANCHESTER Riverside, 4 Commercial St Manchester M1 1 8BQ 444 000 535 2445 www.simpsonhaugh.com	LONDON 2-8 Roking Place London EC1R 8BB 444 000 7549 4900 mail@simpsonhaugh.com							
	Scale 1:200 @ A31:100 @ A1	Date March 2017															
	Job No 10053	Drawing No 10053-B2-A-B5D9-G200-P-01M-001	Revision 06														





Appendix B MCC GD04 Pro-Forma

Viadux Phase 1

**Condition 23 Discharge
Strategy**

Waste & Servicing

Salboy Central Ltd

SLR Project No.: 410.001015.00001

13 March 2024



MANCHESTER
CITY COUNCIL

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

Planning Application Number:

Date Submitted:

Estimated volumes / m2 required by the development

Ref 115871/FO/2017

Approved July 2017

375 Apartments

Will this property be used as a House in Multiple Occupation (HMO)?	Yes / No (delete as appropriate)
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)	
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) See Calculations Overleaf	~~Yes~~ / No (delete as appropriate) How many of each container do you plan to provide? _____ x general refuse x 1100 litre (based on 110 litres per apartment) _____ x pulpa~~b~~le 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)

Private Refuse Collection

The development cannot comply with the GD04 Guidance for High Rise Residential Apartments for a fortnightly collection regime due to the large scale of development. On that basis the Bin Store would accommodate 11 bins and would be served by a private collection five times a week. Therefore there is a need for storage covering two days of waste generation and this storage indicated above can be accommodated.

As this collection frequency is contrary to the new MCC guidance of refuse collection for high rise apartments. The developer will therefore operate a private refuse collection in perpetuity for the life of the building.

Viadux Phase 1 Residential Accommodation					
Dwellings	1 bed	114	114	Average No.Beds 1.70	
	2 bed	261	522		
	Total	375	636		
Weekly Waste Forecast					
MCC GD04 Waste Forecast (110 litres per Apartment per Week)			BS5906:2005 Waste Forecast		
	=	55770 litres per week			
	=	7967 litres per day			
	Residential Accommodation Recycling Streams	General Refuse (inc Organic)	Recyclables Pulpable/Plastic/ Metal/Glass	Bulky Waste / Large Cardboard (in ground floor store)	Total
		50%	40%	10%	100%
	Litres per Day	3984	3187	797	7967
	Collection Frequency/Storage				
	EuroBin lifts every 2 days	8	6	2	16
	EuroBin lifts weekly	25	20	5	51

Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste? / will a contract be obtained with a licensed waste carrier?	Yes / ~~No~~ (Delete as Appropriate)
---	---

Commercial Developments

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

General Waste -	
Dry recycling (include material type details) -	Not Applicable
Food Waste -	
Industrial Waste -	
Other -	

Has / will a contract be obtained with a licenced waste carrier?	Yes / ~~No~~ (delete as appropriate)
--	--

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
--	-----

Internal Stores (Residential and Commercial)

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

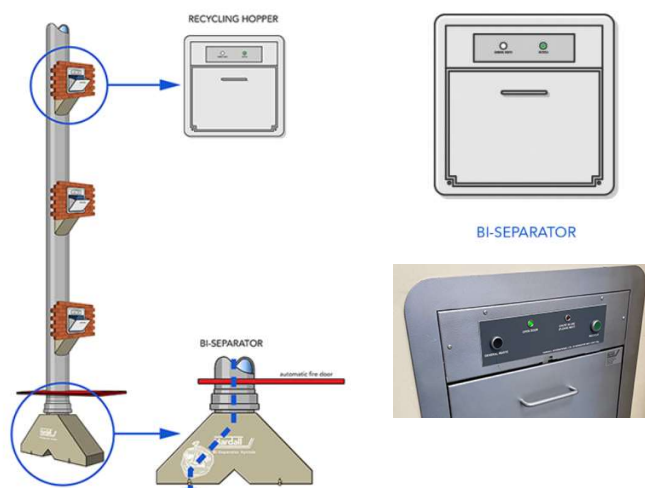
The management of waste will be the responsibility of urbanbubble who will manage the building. A Building Services Assistant from urbanbubble will oversee the day-to-day waste management.

Residents would be informed in advance of occupation of the waste management strategy and their requirements and responsibilities for recycling and to keep the space clean.

Within each apartment there will be two bins provided which will correspond to the two main waste streams.

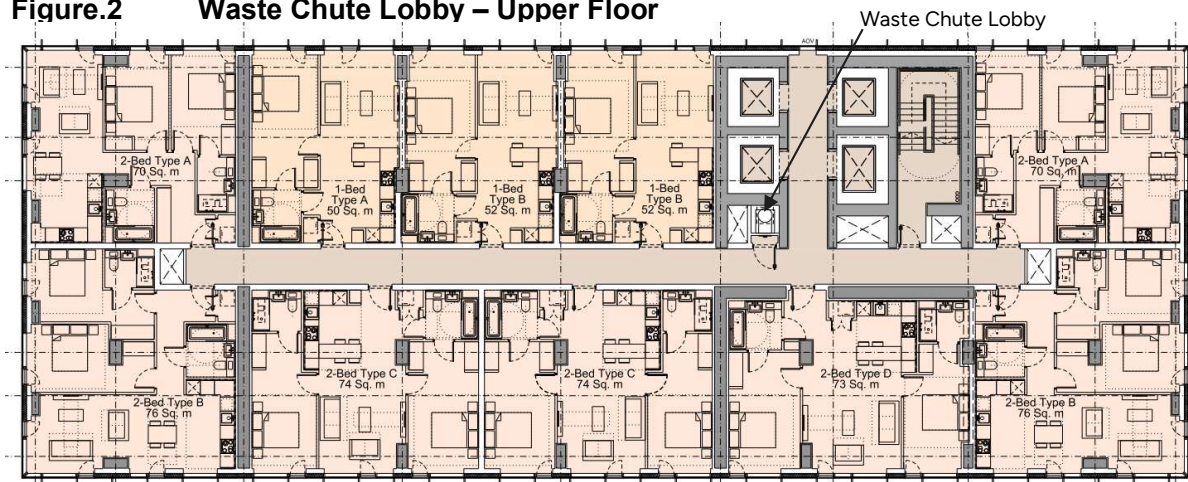
Waste is transferred by the resident from the apartment to the waste chute lobby available on each floor. Here the waste chute drop has two buttons to select for Recyclables and Residual Waste. The resident selects the colour coded button corresponding to the type of waste to be dropped and puts that in the chute as indicated in **Figure 1** below.

Figure 1 Waste Chute Infrastructure



A typical Waste Chute lobby on the upper floors is indicated in **Figure 2** below.

Figure.2 Waste Chute Lobby – Upper Floor



At the bottom of the chute is a bi-separator which splits the waste being dropped to the corresponding bin as indicated in **Figure 1**.

Urbanbubble will monitor the use of the chute system using CCTV to ensure compliance and to monitor how full each bin becomes supported by an automatic alarm as each bin approaches capacity and replace the full bins with empty ones as they fill up.

Separately for larger bulky or cardboard waste there is a bin store at the ground floor level (described next) to which residents would bring their waste via the lifts.

Storage Areas for Waste Containers (Residential and Commercial)

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

First Floor (Service Yard) Bin Store



Ground Floor Bulky/Cardboard Waste Store

The floor plan illustrates the layout of the ground floor, with various rooms and areas color-coded and labeled. A red rectangular area is designated as the 'Cardboard Refuse Store', located near the center-right of the plan. An arrow points from the text 'Cardboard Refuse Store' to this red area. Other labeled areas include 'Storage', 'Staff Welfare', 'Reception Entrance Lobby', 'Reception', 'Lobby', 'Lounge', 'Male Change', 'Female Change', 'Shower', 'Bath', 'Plant', 'Plant Room', 'Substation', 'Landfill V. Substation', 'Great Bridgewater Street', and 'Cardboard Store'.

Further plans showing the refuse store in the context of the whole development is shown in **Appendix A** of the Waste management Strategy.

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 - Mechanically Ventilated Hygiene - Impervious surfaces, Cleaning point and Water Source nearby
--

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

The on site building management company Urbanbubble will be responsible for placing the bins ready for collection ready for collection and returning them immediate after
--

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)	☒

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



Making Sustainability Happen

THE COMMON SEAL of **THE COUNCIL OF THE CITY OF MANCHESTER** was hereunto affixed in pursuance of an Order of the Council of the said City:

AUTHORISED SIGNATORY

EXECUTED AS A DEED by
SALBOY CENTRAL LIMITED

acting by one director in the presence of a witness:

Director:

Witness sign:

Witness name:

Witness address:

EXECUTED AS A DEED by **MANCHESTER CENTRAL CONVENTION COMPLEX LIMITED**

acting by one director in the presence of a witness:

Director:

Witness sign:

Witness name:

Witness address:

EXECUTED AS A DEED by **DESTINATION**

MANCHESTER LIMITED

acting by one director in the presence of a witness:

Director:

Witness sign:

Witness name:

Witness address:

THE COMMON SEAL of THE)

GREATER MANCHESTER)

COMBINED AUTHORITY was hereunto)

affixed in pursuance of an Order)

of the said Authority:)

Authorised Signatory: _____

EXECUTED AS A DEED by **CBRE LOAN**

SERVICES LIMITED

acting by one director in the presence of a witness:

Director:

Witness sign:

Witness name:

Witness address: