

Diecast  
Ducie Street, Manchester  
Servicing & Waste Management Strategy  
250514/SK22213/SS02(-02)

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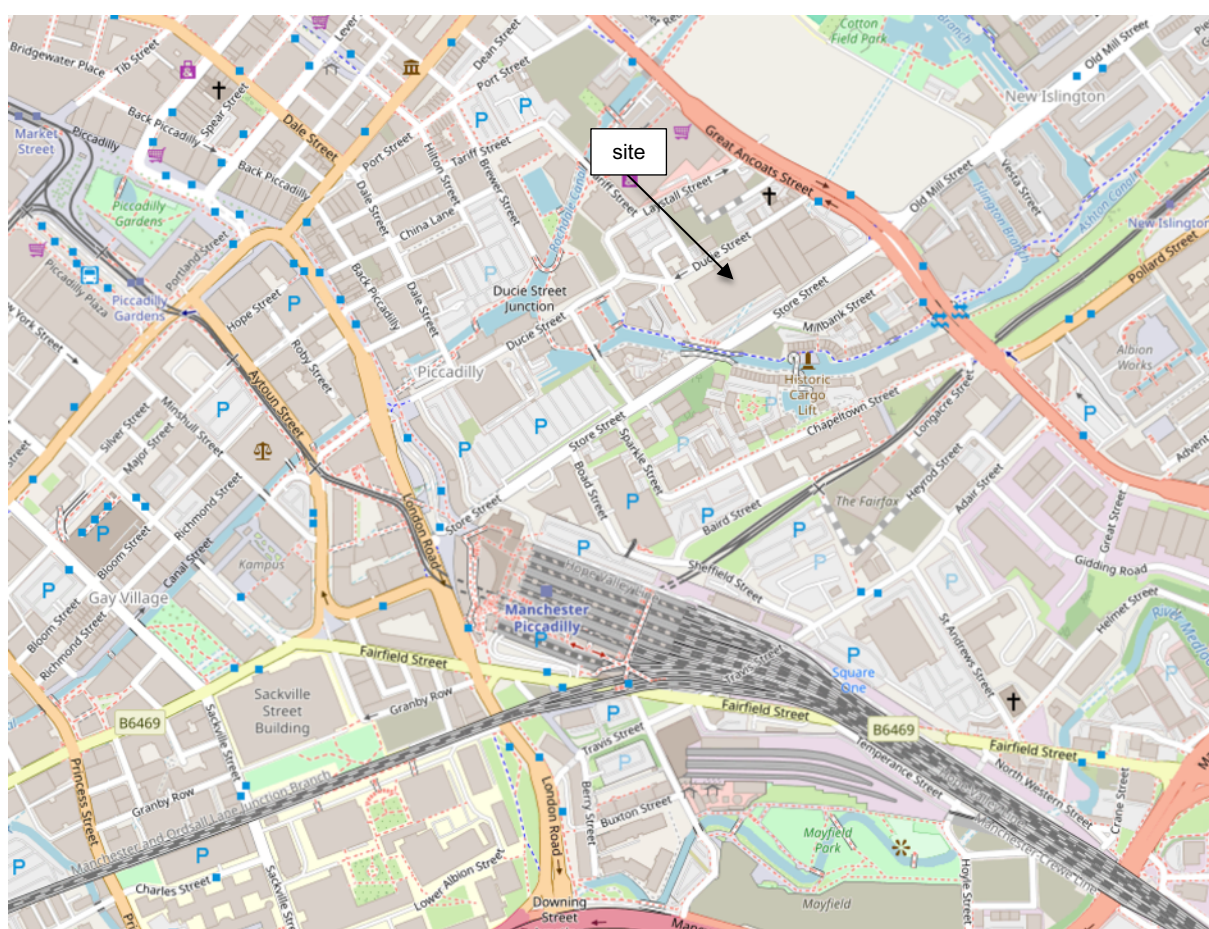
## Appendices

- A Swept Paths
- B Waste Generating Floor Areas & Waste Generation Calculation
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| Project | Document | Rev | Description                  | Authorised by | Signed | Date       |
|---------|----------|-----|------------------------------|---------------|--------|------------|
| SK22213 | SS02     | 00  | Draft                        | L Speers      | LGS    | 17/01/2025 |
| SK22213 | SS02     | 01  | Submission                   | L Speers      | LGS    | 23/01/2025 |
| SK22213 | SS02     | 02  | Updated service area wording | L Speers      | LGS    | 14/05/2025 |

## 1 Background

- 1.1 SK has been appointed to prepare a Servicing & Waste Management Strategy for a full planning application at Diecast off Ducie Street in Manchester.
- 1.2 This document sets out the location of loading/unloading areas, vehicle routes to be used to access the areas and management measures that will be adopted to ensure that safe and suitable access can be maintained, and that the arrival/departure of large vehicles can be managed to reduce interference with other site users and surrounding network users.
- 1.3 The Servicing & Waste Management Strategy sets out the overarching strategy that will be used by the site management co-ordinate loading and refuse requirements for the whole building.
- 1.4 A Transport Statement (TS) has been prepared for the application and should be referred to for more detail of the development and its impact.



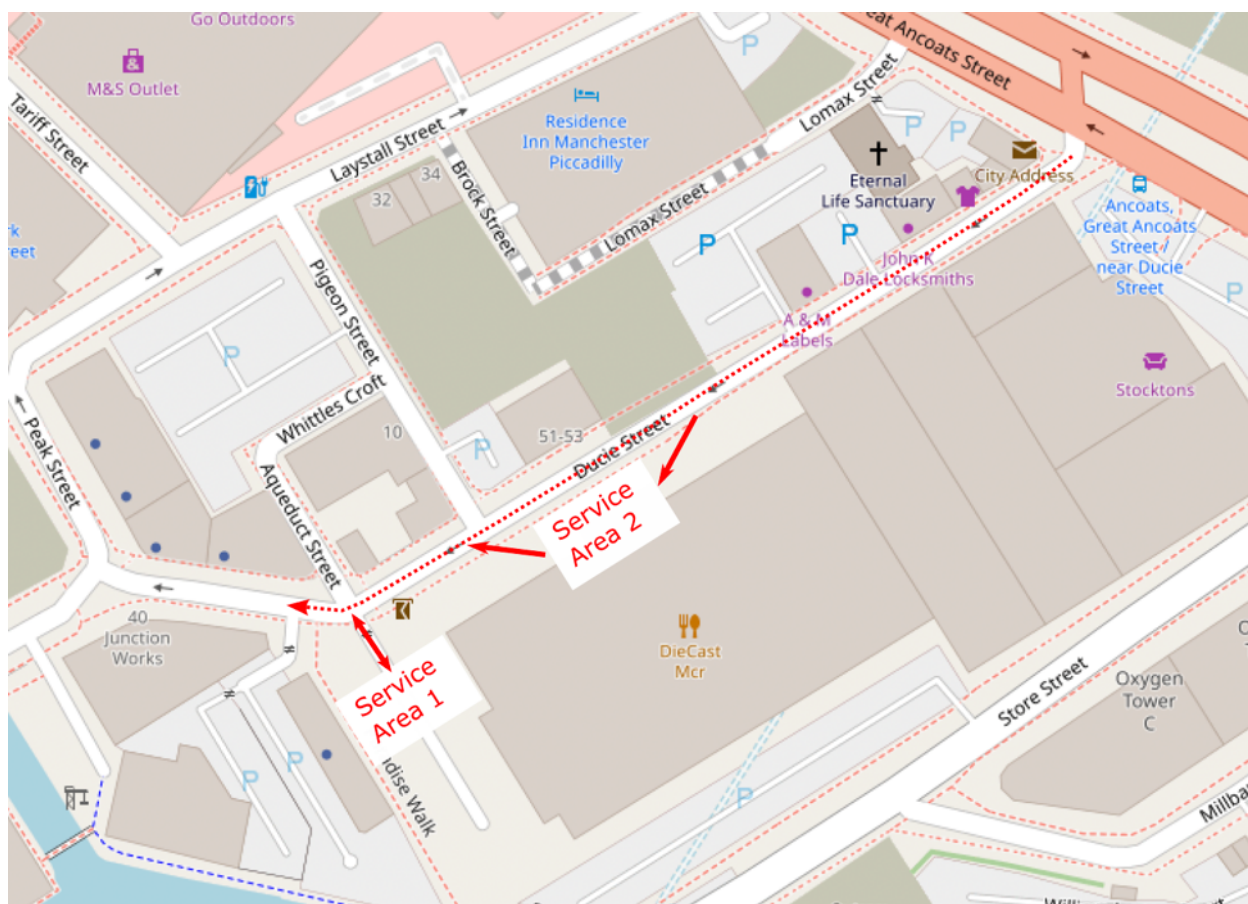
**Figure 2.1: Site Location**

[source: [OpenStreetMap Foundation](#) licensed under the [Open Database License](#)]

## 2 Delivery Locations & Management

### Delivery Locations

- 2.1 Two service areas are proposed as shown in Figure 2.1, though it has been agreed with the Council that the primary service area will be Service Area 2 where the majority of deliveries will occur.
- 2.2 Service Area 1 can accommodate vehicles up to 7.5t size and Service Area 2 can accommodate both smaller and larger vehicles.



**Figure 2.1: Servicing Locations**

#### Swept Paths

- 2.3 Appendix A shows a swept path of the maximum size vehicle that will use the Service Area 1. This shows that the vehicle can access and leave the site in a forward gear.
- 2.4 Appendix A also shows a swept path of a large rigid vehicle accessing Service Area 2. This shows that the vehicle can access and leave the site in a forward gear.

#### Delivery Equipment

- 2.5 Figure 2.2 shows the types of equipment that may be used to move goods to and from the loading bay.



**Figure 2.2:** Delivery Equipment

- 2.6 The building management company do not provide this type of equipment and delivery companies will be required to bring this equipment with them.

#### Management Team Responsibilities

- 2.7 The management team will provide people responsible for taking receipt of deliveries or organising waste a copy of the Servicing & Waste Management Strategy. They will be required to ensure that deliveries
- 2.8 The people responsible for organising deliveries will be responsible for advising the delivery companies of the service area locations to be used.
- 2.9 For each delivery a member of staff will be responsible for taking receipt of the deliveries. Where possible deliveries will be timed to occur outside key periods of site activity.
- 2.10 No empty packaging or pallets will be allowed to be stored outside the building or on the adopted highway. The person responsible for deliveries will be responsible for clearing up any spillages and removing any packaging.
- 2.11 The management team will ensure that the adopted highway is kept clear of any goods and is accessible at all times.
- 2.12 Any third-party operators at the site will be required to accord with the measures set out above.

#### Driver Responsibilities

- 2.13 The following considerate driver practices will be expected of all vehicles loading/unloading at the site:
- Final approach and exit to/from the building will be made with a minimal amount of noise
  - Reversing beepers on vehicles will all be 'white noise' where possible rather than conventional reversing alarms
  - Stationary vehicles waiting to unload will have their engines and refrigeration units on slumber setting or turned off
  - While vehicles are unloading/loading engines will be switched off
  - During hours of darkness headlights will be switched off
  - All servicing must occur in the defined loading areas

### 3 Vehicle Types & Frequency

#### Vehicle Types

- 3.1 Table 3.1 shows the types of vehicles that will deliver to the site. These vehicles will largely be smaller vans (transit and below), with only intermittent access by larger vehicles, including waste collection and beer delivery vehicles. The TS shows that 97% of servicing at the site during a typical day will be undertaken by smaller vehicles.

|                            |                                                                                   |                       |
|----------------------------|-----------------------------------------------------------------------------------|-----------------------|
| Bicycle/Motorcycle Courier |  | Typical length 2m     |
| Light Goods Vehicle        |  | Typical length 6m     |
| Light Goods Vehicle        |  | Typical length 6m     |
| Medium Goods Vehicle       |  | Typical length 8m     |
| Heavy Goods Vehicle        |  | Typical length 9m     |
| Heavy Goods Vehicle        |  | Typical length 10m    |
| Heavy Goods Vehicle        |  | Typical length 10-11m |

**Table 3.1:** Service & Refuse Vehicle Types

#### Overall Time Management

- 3.2 The management company will co-ordinate refuse collection for the site, including any third-party operator requirements.
- 3.3 Where practicable, deliveries will also be co-ordinated to reduce the number of vehicles requiring access to the site.

#### Service Access Operating Hours

- 3.4 To be confirmed as part of planning permission. Where possible, deliveries and servicing will be timed to occur outside periods of key site activity.

#### Typical Delivery Frequencies

- 3.5 Table 3.2 sets out typical delivery frequencies for the uses at the site.

| Types of Deliveries | Frequency  | Vehicle Type                             |
|---------------------|------------|------------------------------------------|
| Post/Courier        | Daily      | Light Goods Vehicle                      |
| Stationery          | Ad Hoc     | Light Goods Vehicle                      |
| Food                | Daily      | Light Goods Vehicle/Medium Goods Vehicle |
| Beer                | Weekly     | Heavy Goods Vehicle                      |
| Other Drink         | Bi-weekly  | Medium Goods Vehicle                     |
| Product Supplies    | Bi-weekly  | Light Goods Vehicle                      |
| Document Management | Ad Hoc     | Light Goods Vehicle                      |
| Cleaning supplies   | Monthly    | Light Goods Vehicle                      |
| Hygiene Services    | Monthly    | Light Goods Vehicle                      |
| Waste Collection    | 5 per Week | Heavy Goods Vehicle                      |

**Table 3.2:** Delivery Frequencies & Vehicle Types

## 4 Refuse Collection & Waste Generation

### Refuse Store Locations & Collection Location

- 4.1 Refuse collection will be undertaken by private contract.
- 4.2 The building will be served by a single bin store on the Ducie Street frontage. The bin store is located next to Service Area 2 (shown in Figure 2.1) and bins will be transferred directly from this location to the loading area on collection day. 18 bins are provided in the bin store.
- 4.3 Refuse vehicles will undertake the same manoeuvres as large delivery vehicles to get into position in the loading/unloading area as shown in Appendix A.

### Waste Generation Rates

- 4.4 A weekly waste forecast has been undertaken for the waste generating areas of the site for each use type proposed. The method used in the forecast is based on that used for the temporary planning submission and agreed with MCC at that time.
- 4.5 Weekly waste forecast rates are based on advice in MCC's GD04 and British Standard BS5906-2005. Advice from the London Authorities is also used where relevant.
- 4.6 Appendix B shows the waste generating areas and land uses considered, with a summary provided in Table 4.1. The only areas excluded from the waste generating space calculations are the toilets and back of house areas.
- 4.7 MCC's requires developers to complete a Waste Proforma and this is attached as Appendix C.

| Land Use           | Location | Floor Area (sqm) |
|--------------------|----------|------------------|
| Beer Garden        | External | 635              |
| F&B                | Internal | 3955             |
| Event/Night Market | Internal | 3955             |
| Office/Tech Hub    | Internal | 945              |
| Retail             | Internal | 365              |

**Table 4.1:** Waste Generating Areas & Land Uses

### Office/Tech Hub Weekly Waste Arising

- 4.8 Table 4.2 shows the weekly waste generation rate for office uses. It has been assumed that the gym will generate a similar waste level, which is considered to provide a worst-case assessment.

| Land Use        | Floor Area (sqm) | Weekly Waste Rate       | Weekly Waste Arising (litres) |
|-----------------|------------------|-------------------------|-------------------------------|
| Office/Tech Hub | 945              | 2600 litres per 1000sqm | 2457                          |

**Table 4.2:** Office/Tech Hub Weekly Waste Generation

### Retail Weekly Waste Arising

- 4.9 Table 4.3 shows the weekly waste generation rate for retail uses. The brewery is an industrial use, which has a waste rate of 5,000 litres per 1,000sqm, the same as a retail use. The uses have been combined for the purposes of this calculation.

| Land Use | Floor Area (sqm) | Weekly Waste Rate       | Weekly Waste Arising (litres) |
|----------|------------------|-------------------------|-------------------------------|
| Retail   | 365              | 5000 litres per 1000sqm | 1825                          |

**Table 4.3:** Retail Weekly Waste Generation

#### Food & Beverage/External Space/Events Space Weekly Waste Arising

- 4.10 The Food & Beverage offer at the site is not a conventional restaurant for which a waste generation per cover is calculated. To allow for the fact that many people will be seated in the building who will not be eating and to allow for customers standing and the event space, the waste rate used by many London Authorities based on floor area has been used instead (10,000 litres per 1,000sqm).
- 4.11 As shown in Appendix B, the above rate has been applied to the floor areas associated with all food and beverage preparation and sales, the main Foundry area, the Night Market area and the external seating area.

| Land Use                                         | Floor Area (sqm) | Weekly Waste Rate        | Weekly Waste Arising (litres) |
|--------------------------------------------------|------------------|--------------------------|-------------------------------|
| Food & Beverage/Events (Internal/External Areas) | 7575             | 10000 litres per 1000sqm | 75750                         |

**Table 4.4:** Internal/External Food & Beverage/Events Areas Weekly Waste Generation

#### Total Weekly Waste Arising

- 4.12 Table 4.5 shows the total weekly waste arising at the site.

| Land Use                                         | Weekly Waste Arising (litres) |
|--------------------------------------------------|-------------------------------|
| Office/Tech Hub                                  | 2457                          |
| Retail                                           | 1825                          |
| Food & Beverage/Events (Internal/External Areas) | 75750                         |
| Total Site                                       | 80032                         |

**Table 4.5:** Total Weekly Waste Generation

#### Waste Streams

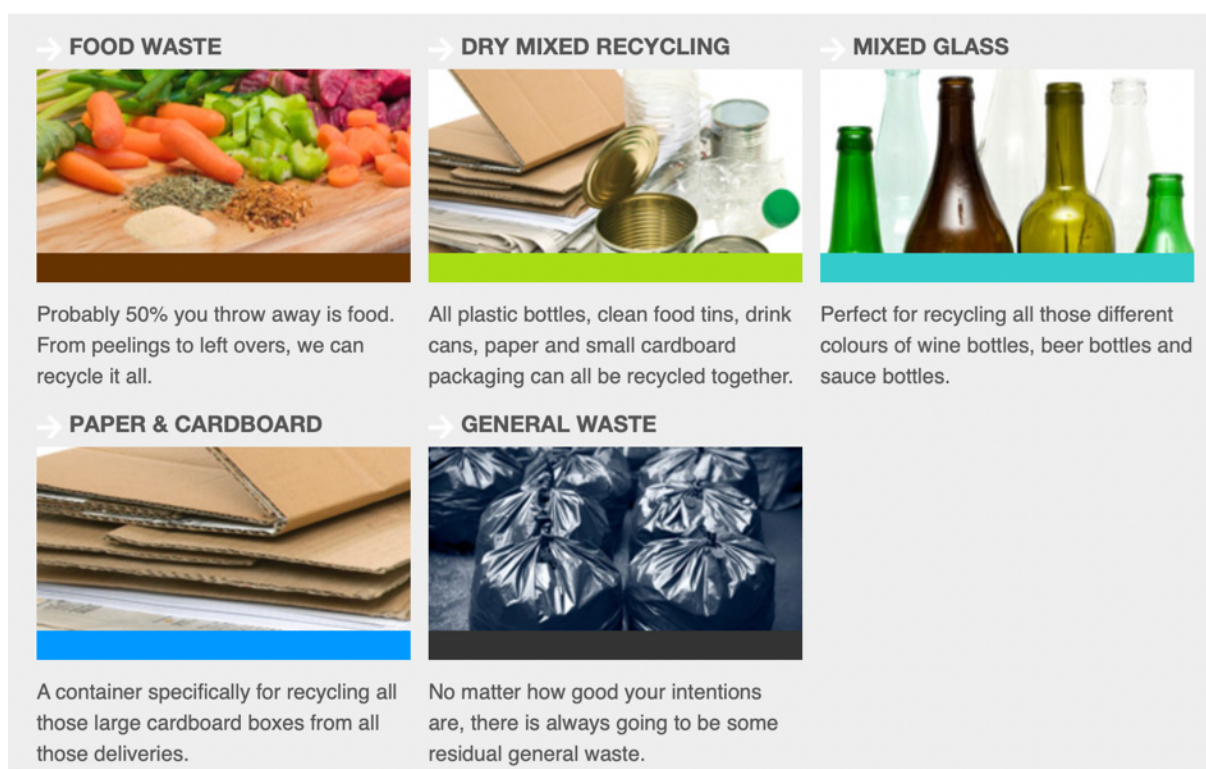
- 4.13 The building will operate a multi-streamed waste system based in the bin store area, as shown in Figure 4.1.
- 4.14 Site staff will be required to implement the same waste streams within the bins in their demise/area of the site and to move waste to the bin store for collection.

#### Waste Stream Proportions

- 4.15 Table 4.6 shows typical waste stream proportions previously accepted by MCC.

| Waste Stream        | Office/Tech Hub | Retail | Food & Beverage/Events Space |
|---------------------|-----------------|--------|------------------------------|
| General             | 30%             | 50%    | 12%                          |
| Paper/Card          | 50%             | 25%    | 24%                          |
| Mixed Dry Recycling | 15%             | 25%    | 7%                           |
| Mixed Glass         | 0%              | 0%     | 14%                          |
| Organic (Food)      | 5%              | 0%     | 43%                          |

**Table 4.6:** Waste Stream Proportions



**Figure 4.1: Waste Streams**  
[source: [Select Enviro 2022](#)]

#### Weekly Waste Stream Generation

- 4.16 Table 4.7 shows that the waste stream proportions have been applied to the total waste arising for each land use type.

|                      | Office/Tech Hub<br>(litres) | Food & Beverage/Events<br>Space<br>(litres) | Retail<br>(litres) | Total<br>(litres) |
|----------------------|-----------------------------|---------------------------------------------|--------------------|-------------------|
| Total Waste (litres) | 2457                        | 75750                                       | 1825               | 80032             |
| General              | 737                         | 9090                                        | 913                | 10740             |
| Paper/Card           | 1229                        | 18180                                       | 456                | 19865             |
| Mixed                | 369                         | 5303                                        | 456                | 6127              |
| Glass                | 0                           | 10605                                       | 0                  | 10605             |
| Organic              | 123                         | 32573                                       | 0                  | 32695             |

**Table 4.7: Weekly Waste Arising by Waste Stream**

#### Collection Frequency

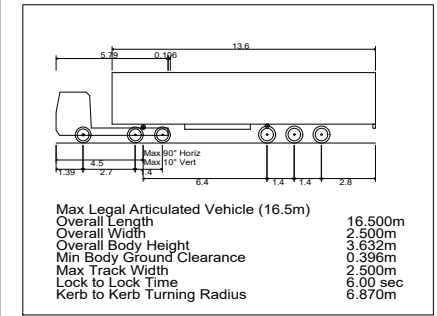
- 4.17 The applicant has advised that bins are currently collected six days per week and the site currently uses 15 bins. Table 4.8 confirms that this provision is suitable for the waste arising from the uses proposed at the site. Notwithstanding, the bin store provides 18 bins to ensure sufficient capacity.

| Total      | Total Waste Arising (litres) | Number of Bins |
|------------|------------------------------|----------------|
|            | 80032                        | 14             |
| General    | 10740                        | 2              |
| Paper/Card | 19865                        | 4              |
| Mixed      | 6127                         | 1              |
| Glass      | 10605                        | 2              |
| Organic    | 32695                        | 5              |

**Table 4.8:** Number of Bins

4.18 MCC's Waste Proforma is attached as Appendix C.

NOTES  
Vehicle Profile



|                  |             |      |        |
|------------------|-------------|------|--------|
| Revision Details | By<br>Check | Date | Suffix |
|------------------|-------------|------|--------|

Drawing Number  
SK22213-102

Diecast, Manchester

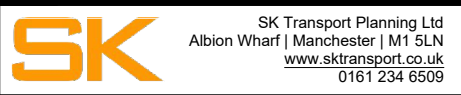
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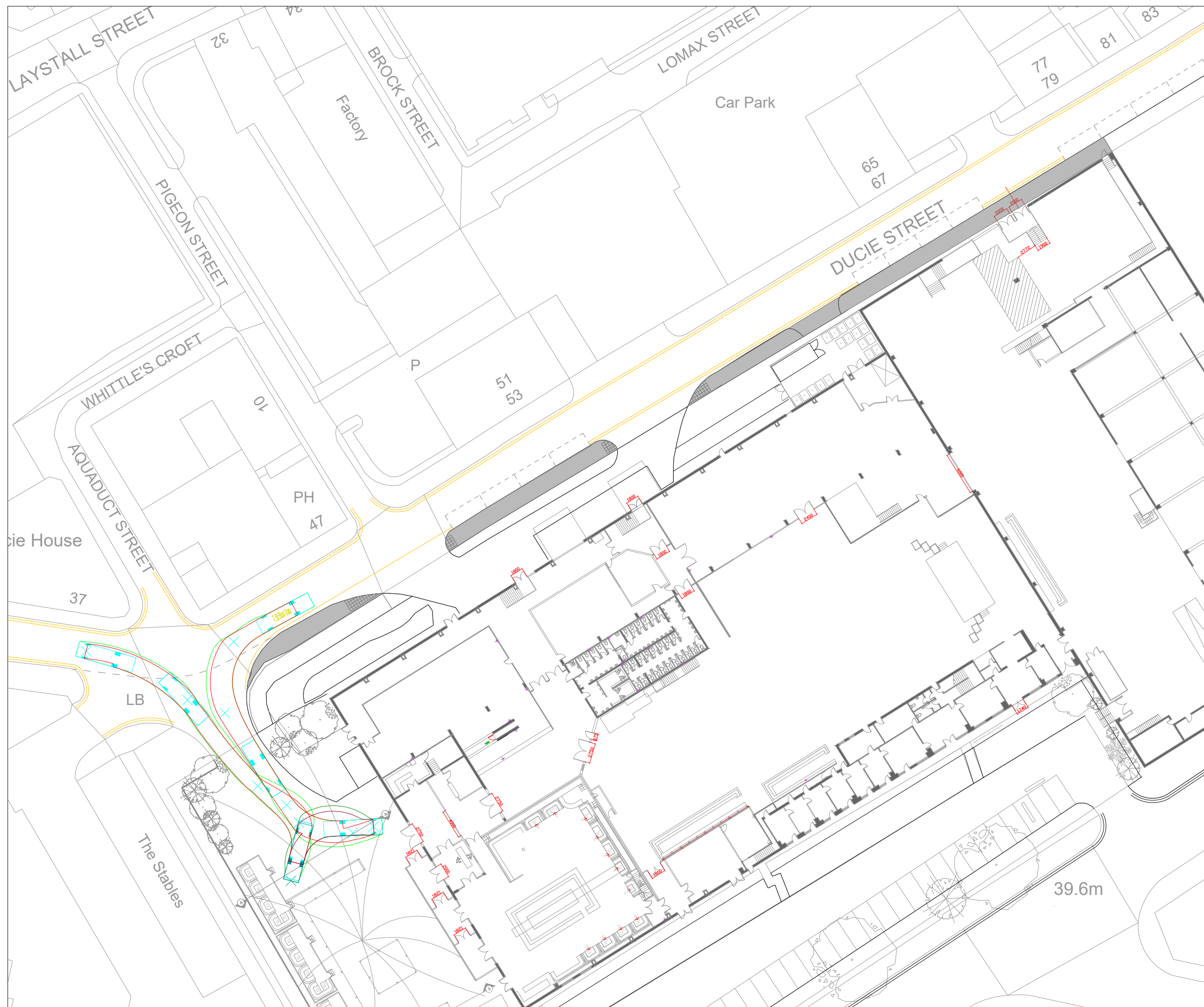
## Swept Path Analysis Large Articulated Vehicle

Scale at A3

1:500

|       |          |
|-------|----------|
| Drawn | Approved |
| JAT   | LGS      |
| Check | Date     |
| LGS   | 23.01.25 |

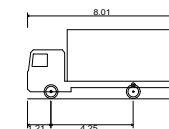




THIS DRAWING MAY BE USED ONLY FOR  
THE PURPOSE INTENDED AND ONLY  
WRITTEN DIMENSIONS SHALL BE USED

## NOTES

## Vehicle Profile



|                             |          |
|-----------------------------|----------|
| 7.5t Box Van                |          |
| Overall Length              | 8.010m   |
| Overall Width               | 2.100m   |
| Overall Body Height         | 3.556m   |
| Min Body Ground Clearance   | 0.351m   |
| Track Width                 | 2.064m   |
| Lock to Lock Time           | 4.00 sec |
| Kerb to Kerb Turning Radius | 7.400m   |

|                  |             |      |       |
|------------------|-------------|------|-------|
| Revision Details | By<br>Check | Date | Suffi |
|------------------|-------------|------|-------|

Drawing Number

SK22213-103

Diecast, Manchester

|               |
|---------------|
| Drawing Title |
|---------------|

## Swept Path Analysis 7.5T Delivery Vehicle

Scale at A3

1:500

|       |
|-------|
| Drawn |
|-------|

JAT

|          |
|----------|
| Approved |
|----------|

LGS

|       |
|-------|
| Check |
|-------|

LGS

|  |      |
|--|------|
|  | Date |
|--|------|

23.01.25



SK Transport Planning Ltd  
Albion Wharf | Manchester | M1 5LN  
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0161 234 6509

# Appendix B Service & Waste Management Plan

## The Foundry Waste Calculation

|                    | Temporary Use | Permanent Use |
|--------------------|---------------|---------------|
| Use Type           | SQM           | SQM           |
| External           |               |               |
| Beer Garden        | 687           | 635           |
| Internal           |               |               |
| Back of House      | 1365          | 880           |
| Toilets            | 413           | 300           |
| F&B                | 2716          | 2985          |
| Event/Night Market | 2899          | 3955          |
| Office/Tech Hub    | 674           | 945           |
| Retail             | 455           | 365           |
| Gym                | 135           | -             |
| Total              | 9344          | 10065         |

## Waste Streams

[Based on waste stream % previously accepted by MCC]

|            | F&B  | Retail | Office |
|------------|------|--------|--------|
| General    | 12%  | 50%    | 30%    |
| Paper/Card | 24%  | 25%    | 50%    |
| Mixed      | 7%   | 25%    | 15%    |
| Glass      | 14%  | 0%     | 0%     |
| Organic    | 43%  | 0%     | 5%     |
| Total      | 100% | 100%   | 100%   |

## Weekly Waste Generation

|                      | Weekly Waste Arising (litres) |                   |        |              | Bin Numbers<br>[Based on 1100l<br>bins / 6 x week |
|----------------------|-------------------------------|-------------------|--------|--------------|---------------------------------------------------|
|                      | Office/Tech Hub               | F&B/Garden/Events | Retail | Weekly Total |                                                   |
| Total Waste (litres) | 2457                          | 75750             | 1825   | 80032        | 14                                                |
| General              | 737                           | 9090              | 913    | 10740        | 2                                                 |
| Paper / Card         | 1229                          | 18180             | 456    | 19865        | 4                                                 |
| Mixed                | 369                           | 5303              | 456    | 6127         | 1                                                 |
| Glass                | 0                             | 10605             | 0      | 10605        | 2                                                 |
| Organic              | 123                           | 32573             | 0      | 32695        | 5                                                 |

## Schedule of Generating Areas

|         |     |
|---------|-----|
| Retail  | SQM |
| Foundry | 365 |
| Total   | 365 |

|                    |      |
|--------------------|------|
| F&B                | SQM  |
| Main F&B           | 2985 |
| Event/Night Market | 3955 |
| Garden             | 635  |
| Total              | 7575 |

|             |     |
|-------------|-----|
| Office      | SQM |
| Office Tech | 945 |
| Total       | 945 |

## Waste Generation Rates (per week)

[MCC GD04 / BS5906-2005 / London Authorities Waste Guidance]

| Per Week     | Guidance           | Litres per SQM | Land Use Used |
|--------------|--------------------|----------------|---------------|
| Retail       | 5000l per 1000sqm  | 5              | MCC retail    |
| F&B / Event* | 10000l per 1000sqm | 10             | London F&B    |
| Office       | 2600l per 1000sqm  | 2.6            | MCC office    |

\*London Councils Guidance used to allow for fact not conventional restaurant and to allow for standing customers, bar areas & event space.



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

Planning Application Number: **Diecast Ducie Street**

Date Submitted: **January 2025**

Estimated volumes / m2 required by the development

|                                                                                             |                                                |
|---------------------------------------------------------------------------------------------|------------------------------------------------|
| Will this property be used as a House in Multiple Occupation (HMO)?                         | <del>Yes</del> / No<br>(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)    | N/A                                                                                                               |
| Pulpable Recycling | 240                                         | 1 x wheeled bin (possibly more for HMO)    | N/A                                                                                                               |
| Mixed Recycling    | 240                                         | 1 x wheeled bin (possibly more for HMO)    | N/A                                                                                                               |
| Garden Waste       | 240                                         | 1 x wheeled bin (possibly more for HMO)    | N/A                                                                                                               |
| Food Waste         | 23                                          | 1 x 23 litre caddy (Possibly more for HMO) | N/A                                                                                                               |

## High Rise Apartment Developments

|                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>0.43m<sup>2</sup> 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.</p> <p>(different for purpose-built student accommodation – see guidance)</p> | <p>Yes / No (delete as appropriate) <span style="color: red;">N/A</span></p> <p>How many of each container do you plan to provide?</p> <p>_____ x general refuse x 1100 litre<br/>(based on 110 litres per apartment)</p> <p>_____ x pulvable Recycling x 1100 litre<br/>(based on 55 litres per apartment)</p> <p>_____ x mixed recycling x 1100 litre<br/>(based on 55 litres per apartment)</p> <p>_____ x food waste x 240 litres<br/>(based on 10 litres per apartment)</p> <p>_____ x garden waste (if applicable) x 240 litres</p> |
| <p>Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?</p>                                                                                                                                                                      | <p>Yes / No (delete as appropriate) <span style="color: red;">N/A</span></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

## Commercial Developments

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

|                                                                                                                                                                            |                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <p style="color: red;">Please see waste generation calculation in Service Management Plan - site will provide a total of 18 bins, of which 15 are required as follows.</p> |                                                                                  |
| <p>General Waste -</p>                                                                                                                                                     | <p style="color: red;">2 x 1100l</p>                                             |
| <p>Dry recycling (include material type details) -</p>                                                                                                                     | <p style="color: red;">1 x 1100l Mixed 2 x 1100l Glass 4 x 1100l Paper/ Card</p> |
| <p>Food Waste -</p>                                                                                                                                                        | <p style="color: red;">5 x 1100l</p>                                             |
| <p>Industrial Waste -</p>                                                                                                                                                  | <p style="color: red;">N/A</p>                                                   |
| <p>Other -</p>                                                                                                                                                             | <p style="color: red;">N/A</p>                                                   |

|                                                                         |                                                        |
|-------------------------------------------------------------------------|--------------------------------------------------------|
| <p>Has / will a contract be obtained with a licenced waste carrier?</p> | <p>Yes / <del>No</del><br/>(delete as appropriate)</p> |
|-------------------------------------------------------------------------|--------------------------------------------------------|

## 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? | Yes / No<br>(delete as appropriate) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

N/A

## Internal Stores (Residential and Commercial)

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

Small bin containers will be provided in back of house areas and will be moved to bin storage area.  
Bins will be separated in line with waste streams set out above.

## Storage Areas for Waste Containers (Residential and Commercial)

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

Bin storage area provided within the site next to service area 2.

|                                                                     |                                     |
|---------------------------------------------------------------------|-------------------------------------|
| Ensure all bins in the store are accessible                         | <input checked="" type="checkbox"/> |
| Ensure recycling facilities are as easy to access as general refuse | <input checked="" type="checkbox"/> |

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

Ventilation - Bin store is located externally within the site.

Hygiene - The management team will be responsible for cleaning the bin store area.

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

Internal bins in back of house areas will be emptied into main bins at the end of each day by the management team. Bins will be collected directly from the store by private contract with refuse vehicle entering service area 2 via the segregated in/out loading Bay Area.

Please ensure that you have attached:

|                                                                                                                                                                                                                                                  |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Detailed plans of bin stores                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> |
| Location plans showing stores                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> |
| Location plans showing the proposed collection point and the route the collection vehicle will take<br>(please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing) | <input checked="" type="checkbox"/> |

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