

NO.1 ST MICHAELS OFFICE BUILDING (known as Phase 2 under planning)

JACKSONS ROW RESTAURANT (UNIT 05) – CHANGE OF USE FOR PART OF LEVEL 01 – WASTE MANAGEMENT STRATEGY

1.0 INTRODUCTION & BACKGROUND

The proposed Change of Use Application relates to part of the proposed Level 01 Office Space directly above the proposed Ground Floor Jacksons Row restaurant is proposed to be used as restaurant space. Creating a total single restaurant space across the Ground Floor and part of Level 01.

This request for a Change of Use does not materially amend the proposed Waste Management Strategy previously approved for ground floor restaurant (Class A3) usage or the rest of the office building, which was approved under the previous approvals for the St Michaels development.

This document aims to reiterate the previous Waste Management Strategy's key points that were previously approved and clarify any minor differences that may apply as part of the Change of Use of Part of the Level 01 space.

2.0 No.1 ST MICHAELS EXISTING WASTE MANAGEMENT STRATEGY

2.1 Loading & waste collection bay

The No.1 St Michael's Office Building has been designed based on the building being serviced for deliveries and waste collection from Bootle Street via an internal servicing loading bay next to the Building Management Office.

The internal loading bay will be an enclosed and secure area monitored under CCTV surveillance and restricted by an access control management system (which includes a video intercom system and access card provision).

2.1.1 Timing of the usage of the loading & waste collection bay

We note that the operation of the internal loading bay will comply with the deliveries, servicing and collection limits set out in existing Planning Condition Nr 26. These are as follows:

Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. Where Sunday/Bank Holiday deliveries, etc., are permitted, the times shall be confined to 10:00 to 18:00.

These limitations will also apply and be enforced by the Building Management Team as part of any Change of Use Approval relating to this application.

2.1.2 Temporary holding of waste bins in the loading bay

The internal loading and waste collection bay has been adequately sized to enable a waste collection vehicle to reverse into the internal bay and also temporarily store in excess of 20 Euro Bins to enable the waste to be transferred from the main basement bin store prior to the waste collection vehicle arriving in the loading bay. This means there is no requirement to store waste bins on public highways. Please refer to Figure 1.0 which illustrates the proposed loading off Bootle Street.

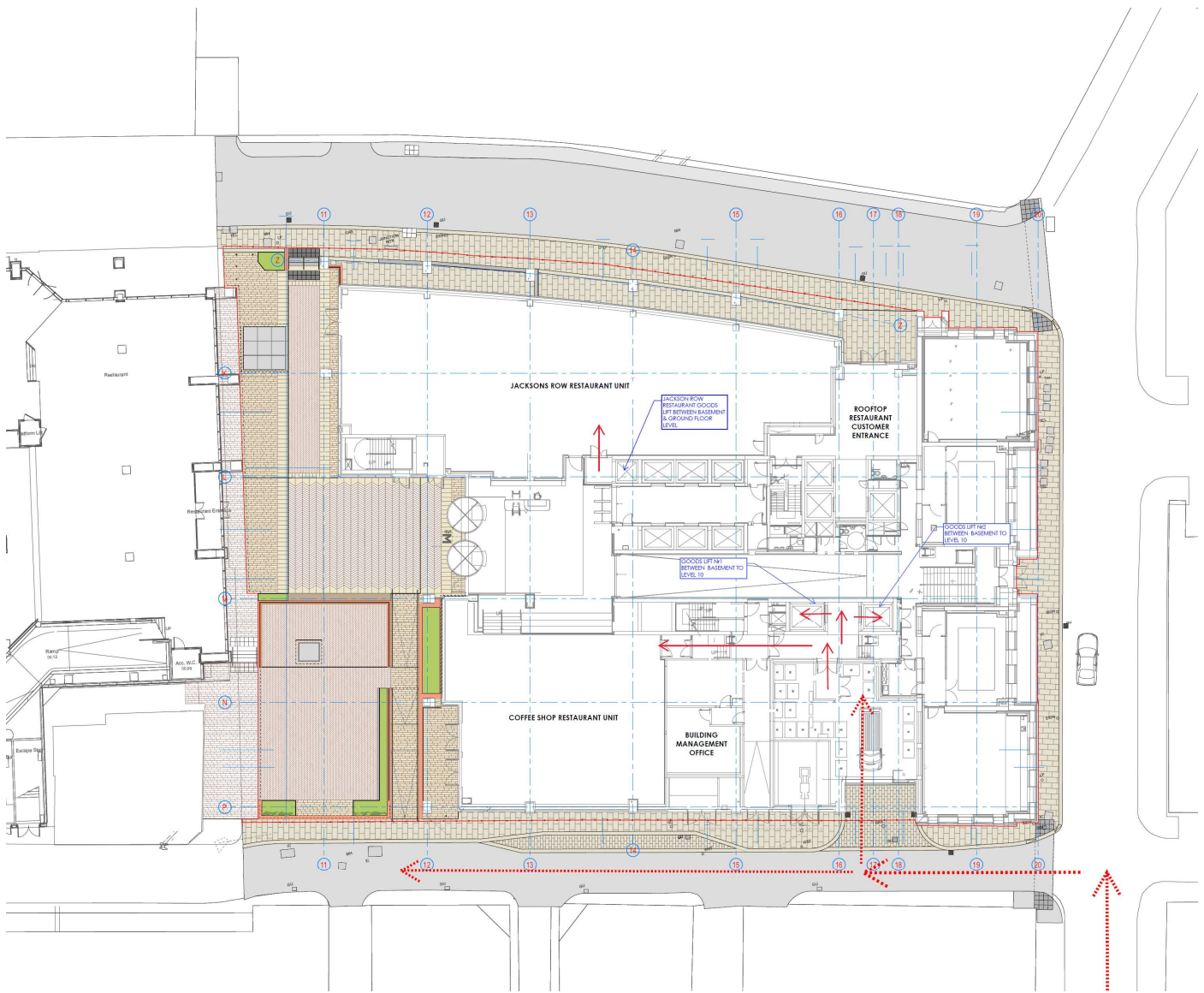


Figure 1.0: The proposed loading off Bootle Street.

2.2 Basement bin store

The approved office scheme has been designed to include a main Basement Bin Store (which, if necessary, is) capable of housing over 39 Euro Bins of segregated waste. Please refer to Figure 2.0, which illustrates the main Basement Bin Store and the waste transportation routes in the basement (including the goods lift to the Jackson Row restaurant unit).

All restaurant tenants and office tenants will be responsible for segregating their own waste into the correct Euro Bins.

The Jacksons Row Restaurant Operator will be designated a space within the bins store for their segregated waste, and the Operator will be responsible for arranging their own waste collection from the premises.

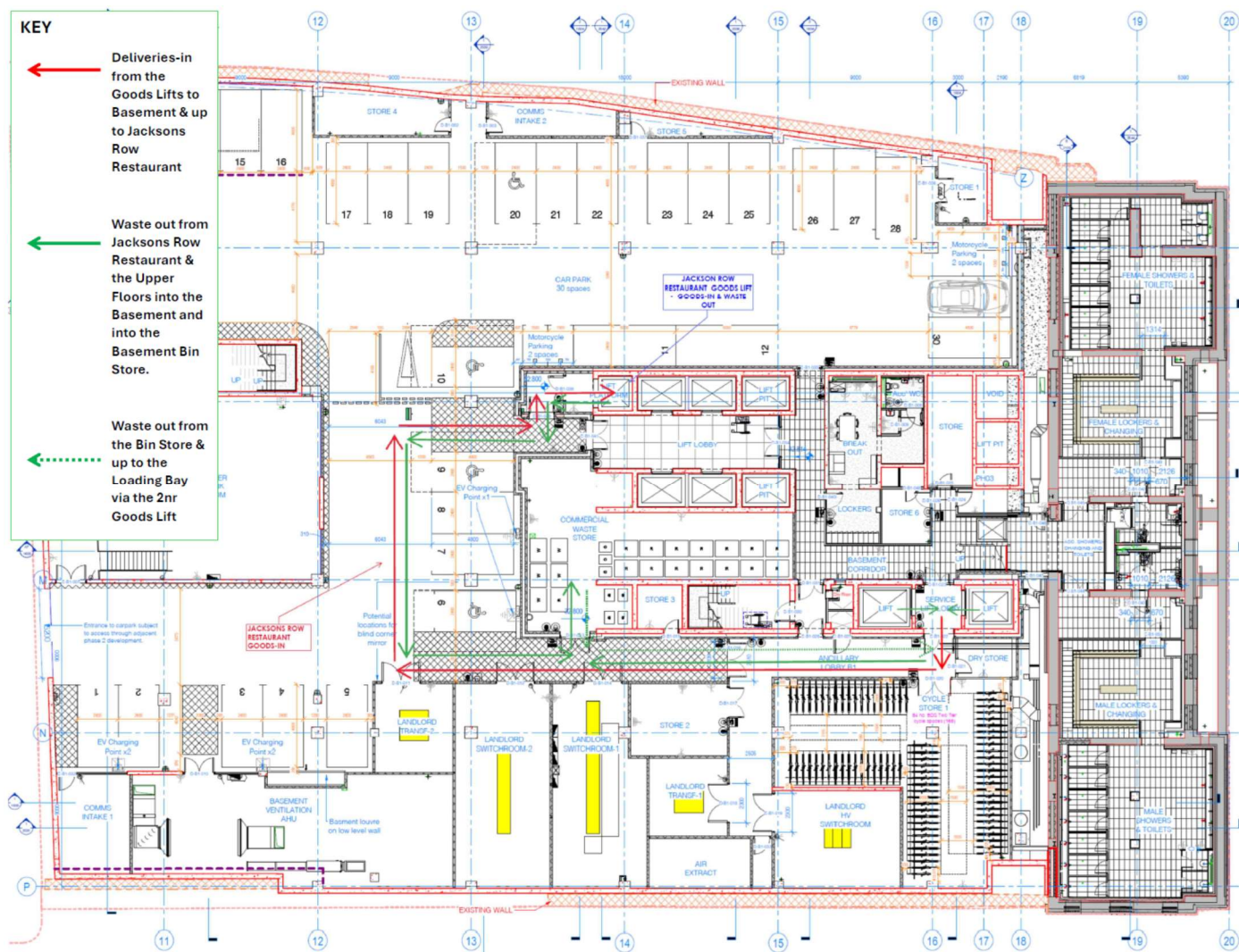


Figure 2.0: The main bin store & the waste transportation routes in the basement (including the goods lift to the Jacksons Row restaurant unit).

2.3 Transferring waste from the basement bin store to the Internal loading bay

The Building Management Staff will be responsible for transferring the segregated Office Waste to the Internal Loading Bay via the Basement corridor and up to the Ground Floor Loading Bay via the two Goods Lifts.

The only difference with the Jacksons Row Restaurant Unit (and Change of Use to include Part of Level 01) is the Restaurant Operator's on-site staff will be responsible for transferring their waste to the Internal Loading Bay before their Waste Collection Vehicle arrives on-site.

As stated in Section 2.1.2, the internal loading bay has been adequately sized to hold in excess of 20 Euro Bins. Therefore, there is no risk of Euro Bins having to be stored on Bootle Street due to capacity issues.

We also note that the Building is planned to be manned 24/7 by two members of the Building Management Team. Consequently, there should be no issues with the Waste Collection Vehicle gaining access to the Internal Loading Bay per the collection restrictions stated in Section 2.1.1.

2.4 Transferring waste from the Ground Floor Jackson Row Restaurant Unit

The original proposal has been to install a goods lift between the Jacksons Row Restaurant Unit and the basement level to enable the transfer of waste from the restaurant to the basement bin store (as well as transfer incoming consumables to the restaurant). This goods lift is being installed by the Developer prior to the Restaurant Operator's fit-out works.

Waste from the restaurant is required to be segregated by the Restaurant Operator's staff prior to transferring to the basement bin store.

Please refer to Figure 3,0 for the location of the Goods Lift between the Ground Floor Restaurant and the Basement Level.

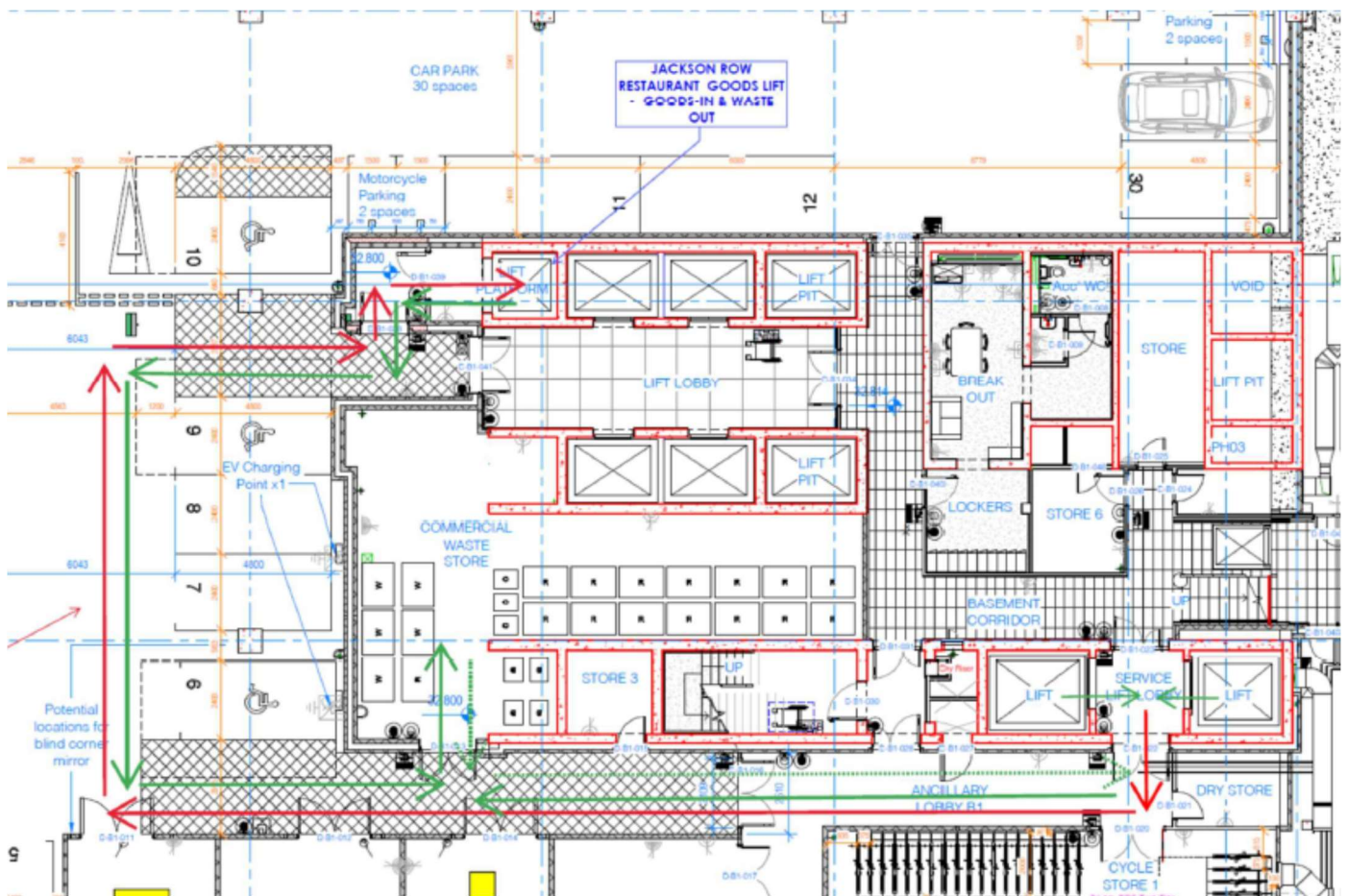


Figure 3.0: The location of the Goods Lift between the Ground Floor Restaurant and the Basement Level.

2.5 Transferring waste from the proposed Level 01 part of the Restaurant to the Ground Floor of the Jacksons Row Restaurant Unit

The Developer has worked closely with the Restaurant Operator to coordinate the design, procurement, and modification of the Level 01 concrete slab to incorporate both a front-of-house staircase and customer platform lift opening and a back-of-house staircase and platform goods lift opening.

As part of the Restaurant Operator's fit-out work, they have committed to installing the back-of-house staircase and goods platform lift between the ground and first floor space.

The back of house goods lift will be utilised for transporting goods and waste between the proposed Level 01 back of house space and the restaurant's Ground Floor back of house space. The waste collection from the Ground floor to the Basement Bin Store will be carried out in accordance with Section 2.4.

The enclosed plans included in the Change of Use Application identify the locations of the front of house and back of house vertical transportation routes. Figure 4.0 & 5.0 illustrates the concept fit-out plans of the Ground Floor Level and Level 01 (including the location of the Goods Lift between these two floors).

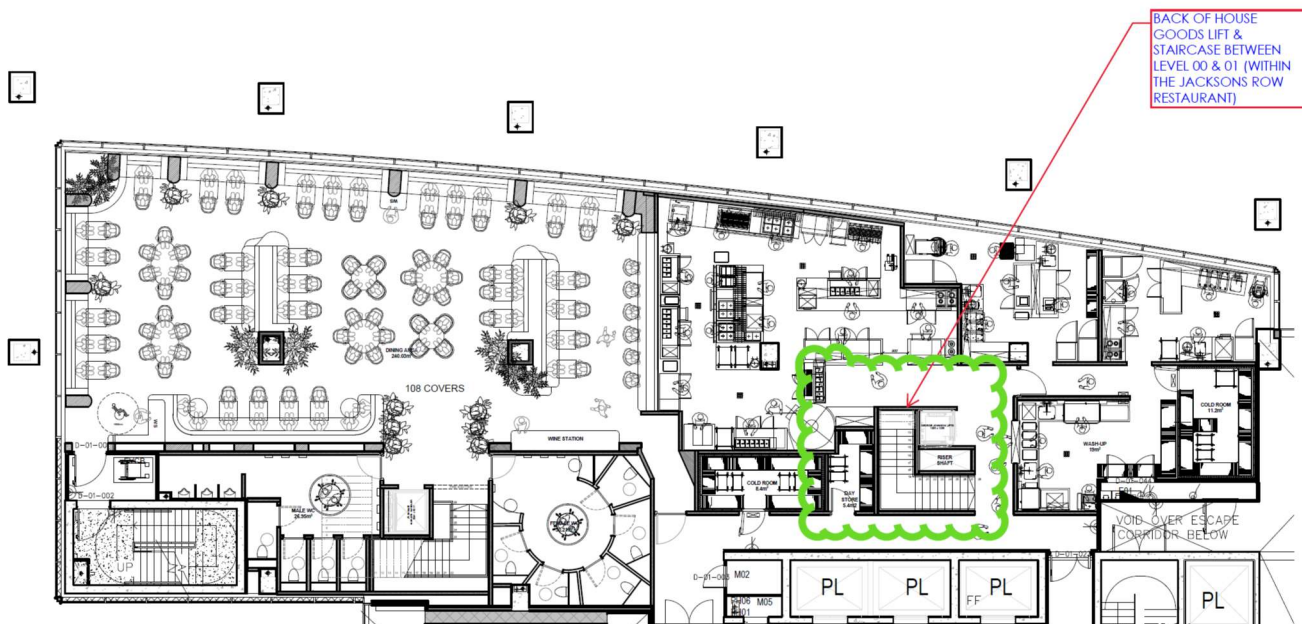


Figure 4.0: Jacksons Row Level 01 - Goods Lift Between Level 01 & 00

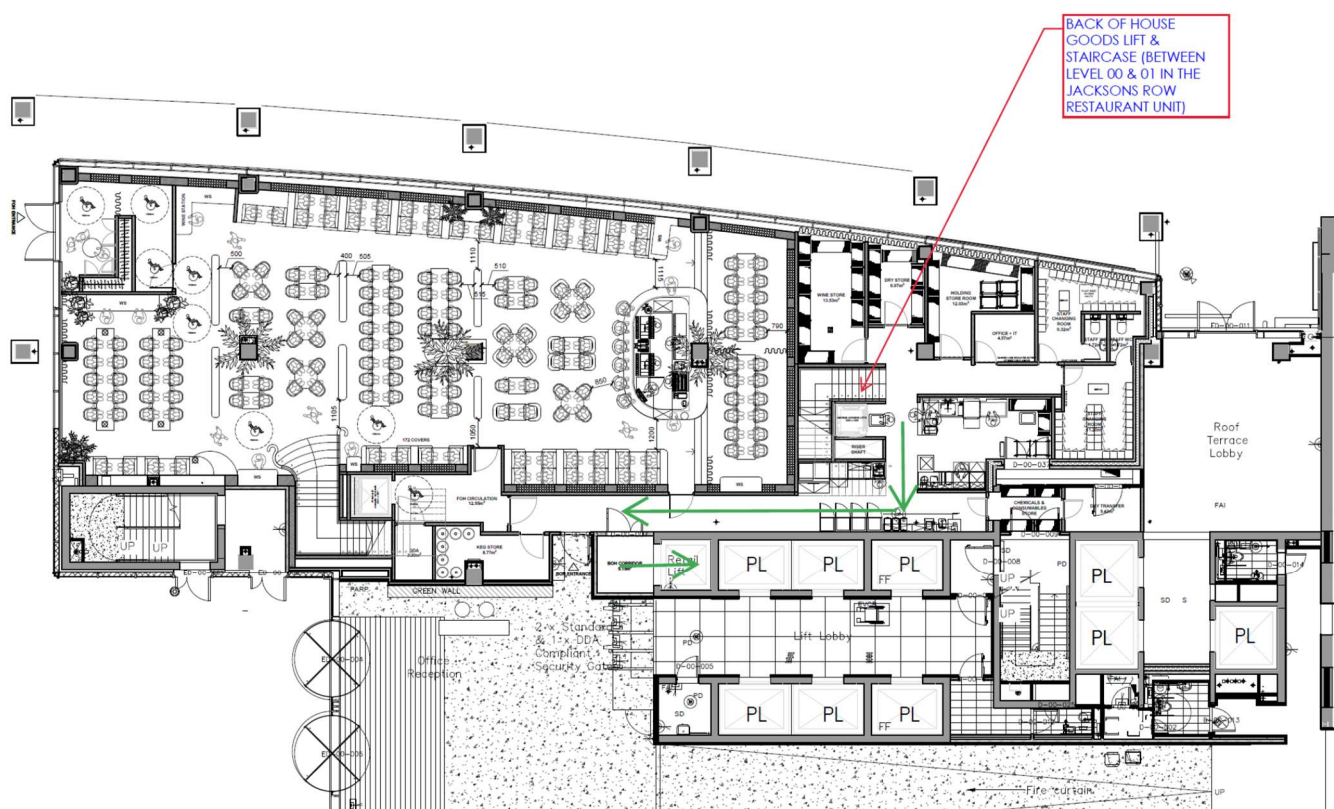


Figure 5.0: Jacksons Row Level 00 - Goods Lift Between Level 01 & 00

We also note the Restaurant Operator has committed to installing the front of house staircase and customer platform lift as part of their fit-out works.

4.0 WASTE CALCULATIONS RELATING TO THE CHANGE OF USE APPLICATION

The Restaurant Operator proposes to operate the two floors, with 60% of the space being used as front of the house space and 40% back of house space. The maximum total table covers are 280 customers.

The Manchester City Council's Waste Storage and Collection Guidance for New Developments – GD04 (Version 07 - last updated September 2023) Appendix E, recommends 1,500 litres of waste per 20 table covers. Based on this guidance and there being a maximum of 280nr covers the total volume of waste would be as follows, and therefore equate to 19.09nr Euro (i.e. 1,100litres) bins being required to serve the previously approved Ground Floor restaurant and the proposed Change of Use for part of the Level 01.

280 Covers Waste Calculation

280 Covers for the whole restaurant ÷ 20 Covers = 14

14 x 1,500L = 21,000Litres

Total Volume of Waste = 21,000 Litres

21,000 Litres ÷ the Volume of a Euro Bin (1,100 Litres) = 19 Waste (Euro) Bins.

108 Covers Waste Calculation (based on the Change of Use)

The Change of Use to Part of Level 01 proposes to provide a maximum of 108nr covers (on Level 01). On this basis, the guidance would result in an uplift of the total volume of waste as per the following.

108 Covers for whole restaurant ÷ 20 Covers = 5.4

5.4 x 1,500L = 8,100Litres

Total Uplift in Volume of Waste = 8,100 Litres

8,100 Litres ÷ the Volume of a Euro Bin (i.e. 1,100 Litres) = 7.36nr Euro Waste Bins.

Total uplift in Euro Bins (1,100 Litres) = 7.36 Waste Euro Bins.

5.0 CONCLUSION

Figure 6.0 demonstrates that there is adequate room in the main bin store to provide waste storage for the Change of Use uplift in table covers (of 108nr on Level 01) which would equate to 7.36 Waste Euro Bins. As well as demonstrates that there is also adequate space in the main bin store if additional waste bin storage had to be provided for the entire Jackson Row Restaurant (i.e. Ground Floor and Level 01 totalling 280nr table covers) which equates to 19 Waste Euro Bins.

