

Property Alliance Group /
Starwood Capital Group
Renaissance Site
Commercial Waste Statement

1.0 Introduction

Purpose of the document

This document is an appendices to the Residential and Commercial Design and Access Statement highlighting the refuse strategy for the Retail Units

This report is to be read in conjunction with:

- › The final design drawings
- › Applicable sub-contractor drawings
- › The operational and maintenance manual
- › The health and safety file
- › Designers's risk assessments
- › Services cleaning, access and maintenance report

This document will be updated and reissued as and when required, subject to design and stage development.

The site forms part of the wider Renaissance Hotel complex which has long been a long-standing strategic regeneration priority for Manchester City Council (MCC) and is the last remaining undeveloped site within the 1999 City Centre Masterplan. During the last 20 years, various attempts have been made to bring forward its redevelopment. Most recently, this was in the form of a mixed use scheme in 2008, comprising 4 new buildings, the tallest at 35 storeys and a 2018 Strategic Regeneration Framework by MCC and Urban & Civic. Despite the efforts of well-respected developers, MCC officers, and Sir Howard Bernstein, the lack of activity over the last 20 years illustrates the complexities associated with bringing forward the meaningful regeneration of the site and all previous proposals for wholesale demolition and redevelopment have ultimately proven undeliverable.

The current masterplan proposals have taken a different approach to those that have failed in the past focusing on the part-retention and part-redevelopment of the wider site - one that the Applicants believe is the only way that this site can be realistically brought forward - and ultimately represents a deliverable scheme. Various planning applications are being submitted to MCC for approval pursuant to the overall illustrative masterplan, and the high quality residential development subject to this particular application is a crucial and fundamental part of ensuring the delivery of this strategically important site.

The comprehensive redevelopment of the site has been brought forward under separate planning applications. This particular application relates only to the proposed residential element of the masterplan, located at the northernmost plot of the Renaissance site, together with a new amenity space for residents and new riverside public realm adjoining the Irwell, creating a new riverside leisure destination.

The following previous planning applications have been submitted by the Applications as part of the wider masterplan:

- Partial demolition of Premier House and enabling works. (Planning Approved)
- Redevelopment of the Hotel into a luxury 4* plus destination. (Planning Ref: 130446/FO/2021)
- Redevelopment of existing Premier House into a modern commercial building. (Planning Ref: 130935/FO/2021)

A key aspect of all phases within the masterplan is to reanimate the current inactive frontages along Deansgate and the River Irwell. One of the main masterplan principles is to reanimate Deansgate, the vision for the Renaissance Site is to transform this vehicular dominated site into a high quality, active streetscape with a series of dwell spaces, and improved pedestrians & cycling connectivity as part of the wider masterplan vision for the public realm.





2.0 Access, Maintenance & Waste Management

2.1 Residential Waste

The refuse store is located on the south facade, accessed via the existing service yard.

The refuse store provides space for 41 no. 1100L Eurobins.

Refuse collection will be via the service yard, vehicles will enter via Deansgate in a one-way routing, exiting at Blackfriars Street.

No refuse chute is provided. Residents will have to bring any refuse to the Refuse Store.

Substation access is via the service yard.



Key

- Refuse
- Substation
- Comms room
- Service Access

The refuse stores sizes & capacity have been based upon documents MCC's GD04 and BS 5906:2005.

GD04 requires the refuse stores to be the number of apartments multiplied by 0.43m². There are 300 units in the scheme which gives a required size of 129m². The scheme provides a refuse store which is 135m². It is considered that the provision is suitable for the development.

Using BS5906:2005 provides the following calculation for weekly capacity: Volume for each apartment is 70L per bedroom + 30L.

- one bed apartment = 100L
- two bed apartment = 170L
- three bed apartment = 240L
- four bed apartment = 310L

Total number, including duplexes:

- 44,280L

This total volume can be divided by percentage into the following waste streams:

- General Refuse = 49%
= 21,697L = 20 x 1,100L bins
- Pulpable = 24.5%
= 10,849L = 10 x 1,100L bins
- Co-mingled = 24.5%
= 10,849L = 10 x 1,100L bins
- Organic = 2% = 886L = 1 x 1100L

The waste for residential will be collected via the existing service yard.

Key

- General Waste Bin
- Pulpable Refuse Bin
- Co-mingled Refuse Bin
- Organic Waste
- ← - →
Refuse Collection Access



2.2 Commercial Waste

The commercial waste would be located in a separate store. GD04 provides the following capacity calculation for Restaurants/ Fast food Outlets (worst case commercial use scenario) with collection every two weeks:

- 1500L per 20 dining spaces

The scheme provides 121m² commercial space. Assuming 80% of the area is for dining this equates to 97m², approximately 69 dining spaces (based on 1.4m² per cover).

97m² = 69 spaces = 5200L

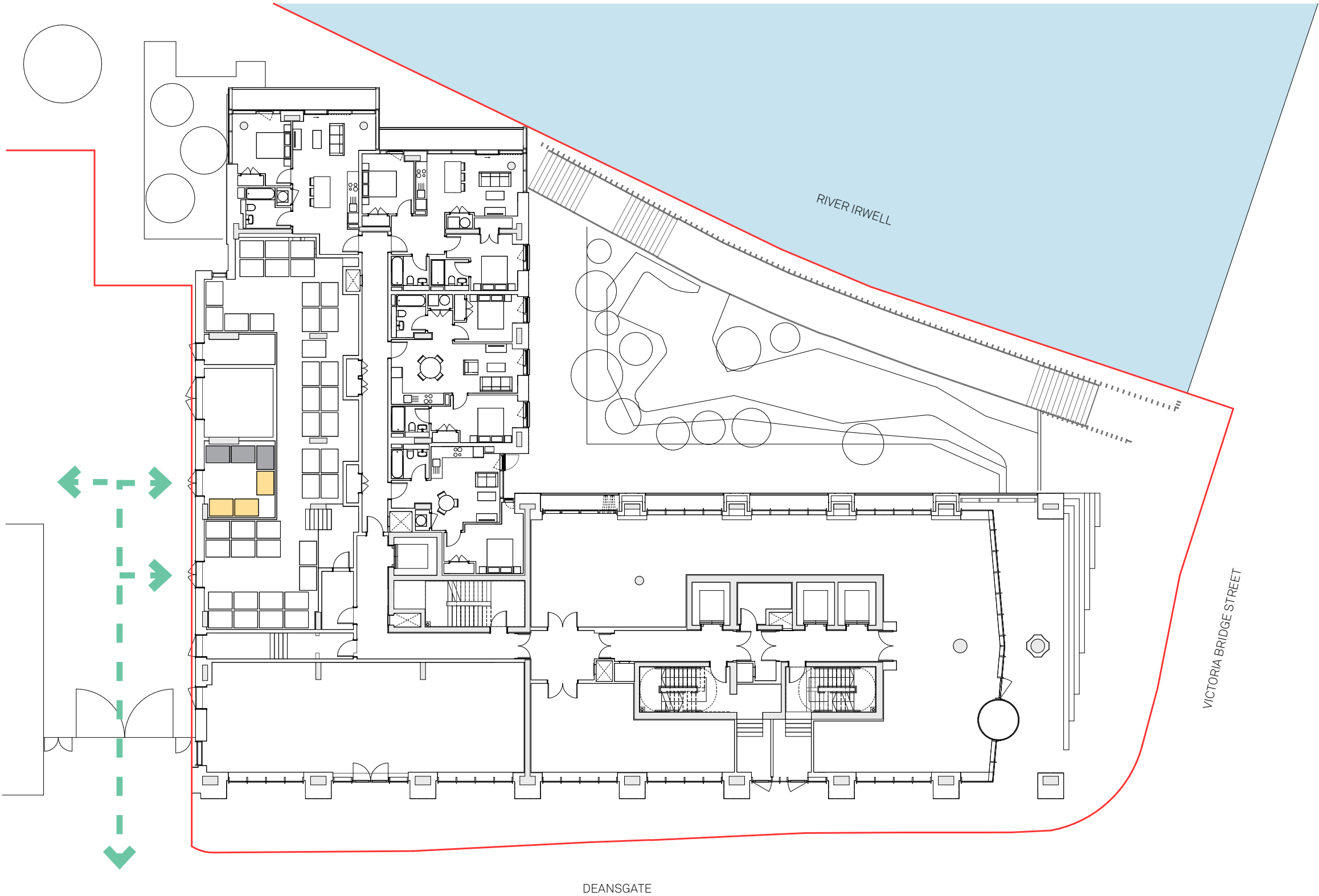
This total volume can be divided by percentage into the following waste streams:

General Refuse = 50% = 2600L = 3 x 1,100L bins

Recycling = 50% = 2600L = 3 x 1,100L bins

GD04 guidance states recycling percentage varies. 50% recycling has been assumed.

The waste for commercial use will be collected via the existing service yard.



Key

General Waste Bin

Recycling Bin

Refuse Collection Access

Simple, elegant design.