



FELLOWS
ENVIRONMENTAL
waste | energy | resource management

WASTE MANAGEMENT STRATEGY

MUSCLE MANOR LTD

393 WILMSLOW ROAD

MANCHESTER

M20 4WA

FINAL

22 August 2024



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1. INTRODUCTION

This is an addendum to the waste management strategy proforma for the proposed development works at Muscle Manor Gym, 393 Wilmslow Road, Manchester, M20 4WA. This will include any additional information and drawings which continue from the information presented within the proforma and is in line with the guidance document; GD04 Waste Storage and Collection Guidance for New Developments v7.

The proposal is to apply for retrospective application for the change the use of the old hotel restaurant building from Hotel (C1 use) and Class E Commercial, Business & Service to Gym use only (Class E) and apply retrospectively for consent for the unauthorised structure erected to the rear of the gym building and used for flexible gym space.

The building sits within a larger overall site that was subject to planning in 2023, Application Ref:136551/FO/2023.

The building sits at the front of the site and has vehicle access via Wilmslow Road.

- The overall site area is approximately 0.320 hectares (3,204m²).
- The existing Class E (Restaurant) GIA area of property is 1539sq.ft (143m²).
- The existing Class C1 (Hotel) GIA area of property is 11775sq.ft (1094m²). The total existing GIA of the Temporary Accommodation building is 9,493 sq.ft (882m²).

2. WASTE MANAGEMENT STRATEGY

In line with GD04 Waste Storage and Collection Guidance for New Developments v7 and relevant Manchester City Council service standards Fellows Environmental (FE) have prepared this addendum to the waste management proforma.

2.1 Estimated volumes and types of waste

2.1.1 Commercial

Within GD04 Waste Storage and Collection Guidance for New Developments v7 there is no facility for calculating the volume of capacity required for a Gym. The gym itself generates relatively small amounts of waste from the gym use and small office serving the gym.

The gym waste is largely plastic bottles and some cans and other non-recyclable waste including tissues and wrappers. Cardboard is generated from deliveries and the office generates standard office paper and general waste. It is estimated the site generates around 200-300 litres of waste per week on average. A good proportion of the waste stream is recyclable.

The closest use type in the guidance which is based on 'Designing Waste Management in New Developments' by The Association of Directors of Environment, Economy, Planning & Transport (ADEPT) is office use. This recommends 2,600 litres per 1000m².

The gym comprises two floors therefore ~286m². This would require a capacity of ~750l. This could be achieved by a combination of bin sizes but for the requirements of this waste management strategy larger capacity bins have been included to ensure this would fit on site and for flexibility of waste contractors; although in reality smaller capacity bins would be required.

Table 1: Total number of waste receptacles required for the development.

Waste Type	Number of bins	Capacity	Collection frequency
General Refuse	1	1100 litre	Fortnightly
Mixed Dry Recycling	1	1,100 litre	Fortnightly

2.2 Internal Stores

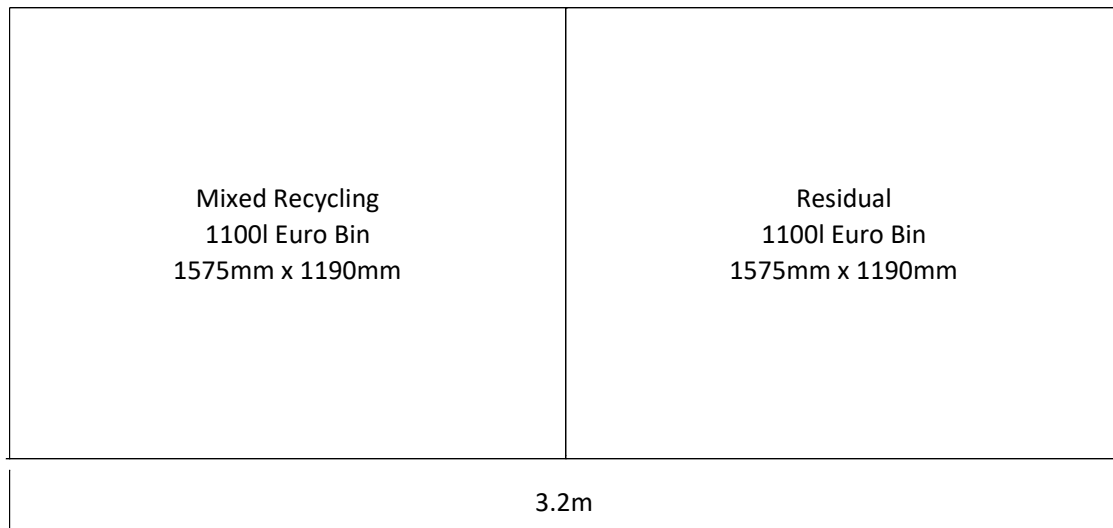
The main gym areas will have recycling bins and general waste bins with a general waste bin in the toilets. The office will have general and mixed recycling bins.

2.3 Storage Areas for Waste Containers

2.3.1 External Stores

The bin storage area is located next to the entrance gate to the carpark; shown on Drawing (03)001 PL1. Plate 1 below shows the layout of the bins within the external store.

Plate 1: Gym Bin Store Layout



The bin store will be 3.2m wide and 1.2m deep. The location of the bin store can be seen on Drawing 24-1271 (01)001 PL1. The store will not be visible from the road. The storage areas allows for easy, horizontal removal of the containers, over smooth, continuous surfaces.

In order to access the bin collection area the collection crew will travel from the store to the waste vehicle on Wilmslow Road (see section 2.4 below for further details). The route complies with the following:

- The entrance gate is over 1.54 metres wide
- There are no kerbs / steps
- It is a solid foundation
- It is a smooth and continuous surface
- A dropped kerb is installed where the path meets the roadway

Ventilation, Hygiene and Cleaning Proposals

The store is located outside therefore there is no ventilation required. The bins will be cleaned as required.

2.4 Location of Proposed Collection Points and Collection Vehicle route

The collection vehicle will travel along Wilmslow Road as shown on Plan A below. The waste container store is shown by the blue star on Plan A below. The waste collection point is just through the gate shown by the green star. The bins will be taken to the waste collection point by the staff of the gym and returned to the waste store once they have been emptied. The waste contractor, Fresh Waste at present, will collect the bins from the was collection point on Wilmslow Road.

Plan A – Collection Point & Collection Vehicle Route

