

DELIVERY, SERVICING AND WASTE MANAGEMENT STRATEGY

Proposed Commercial and Residential Development

Spear Street, Manchester

WB/230130/DSWMP – 02 August 2024

INTRODUCTION

1. This Delivery, Servicing and Waste Management Plan (DSWMP) has been prepared by SCP on behalf of Pearl Hub Ltd to discharge a condition associated with planning application 118233/FO/2017 for the development of the vacant land located at 47/47a Spear Street, Manchester.
2. The proposed development comprises seven floors; with offices in the basement and ground floor levels and five two-bed flats over levels 1 to 5. This consent has a planning condition mandating a DSWMP. Condition 18 is provided below:

18) Servicing - Full details of the proposed servicing (deliveries, collection and maintenance etc.) to the proposal. This should include a plan demonstrating how the servicing would operate, what size of vehicles would be used and the frequency of servicing.

3. The Local Planning and Highway Authority, Manchester City Council (MCC) has requested that a DSWMP is submitted prior to the development being occupied. This document informs MCC about the DSWMP intended to be employed once the development becomes fully operational.

WASTE MANAGEMENT

4. Residents will be required to transfer their waste from personal bins to the communal refuse bins. These are located within the building, but accessed via an external door opening to the external yard located to the north of the building. There are gates opening internally to access the bin store. The communal bins can be accessed via the controlled gates.
5. Within the bin store, there will be:

For residential:

3 x 240l for general waste (550l requirement)

2 x 240l paper waste (275l requirement)

2 x 240l recycling (275l requirement)

1 x 240l food waste

For commercial:

1 x 240l for general waste

1 x 240l paper waste

1 x 240l recycling

1 x 240l food waste 2 x 240l mixed waste

Based on floor area, 153l is required, split equally between general waste and recycling.

6. Both bin stores will be secured internally and kept separately from each other.
7. On bin collection days, the gates will be unlocked and left in an open position and the relevant bins wheeled into the yard. As soon as the bins have been emptied, the gates will be secured again and bins secured internally.
8. Residential collection will be as per the Council collection basis which is every week, alternating general waste one week and recycling the next.
9. The commercial waste will be a private collection and will be collected weekly.
10. Within the building itself, sorting facilities will be contained in a kitchen cupboard in each of the apartments.
11. Sorting facilities for the offices will be located in a kitchen cupboard in each office.

DELIVERY AND SERVICING

12. Servicing for larger vehicles such as refuse collections will take place on-street. The external bin collection area is shown in **Appendix 1**. The other buildings along Spear Street are currently serviced on-street which the refuse collection vehicle can safely negotiate provided there are no obstructions. There are a number of loading bays along Spear Street, although it is expected that the refuse vehicle would stop for a short time alongside the development site to empty the bins.
13. The site has no car parking and there is no opportunity for on street parking on Spear Street due to its restricted width, one way system and current double yellow lines. There are a large amount of public car parks in the area providing different long term parking plans allowing residents to park in secure locations with monthly or annual permits. As there will be no vehicular access to the site refuse collection will not result in any conflict with other vehicular users of the site.
14. Although there is a one-way system and double yellow lines along Spear Street there are no additional restrictions with regards to loading as can be seen by the loading only bays and road markings along Spear Street. MCC's website states "Loading is allowed on single and double yellow lines as long as you do not cause obstruction and there is no loading ban in place. Always check street signs for clarification". However "vehicles must be moved immediately after you have finished loading or unloading".
15. Other deliveries such as post/packages and supermarket deliveries will be ad-hoc but will be low frequency due to the scale of the development.
16. Therefore, loading from service vehicles such as supermarket delivery and postal vehicles is permitted directly in front of the proposed development on Spear Street. The loading bay could also be used for removals vehicles for residents moving into and out of the building.

GENERAL

17. Condition 11 states that, deliveries, servicing, and collections including waste will be restricted to between the hours of 07:30-20:00 Monday to Saturday and between the hours of 10:00-18:00 on Sundays and Bank Holidays to minimise noise and disturbance to the local residential amenities.
18. There is no requirement to limit the routing of service vehicles as there are no weight or size restrictions on the immediate local highway network.

CONCLUSIONS

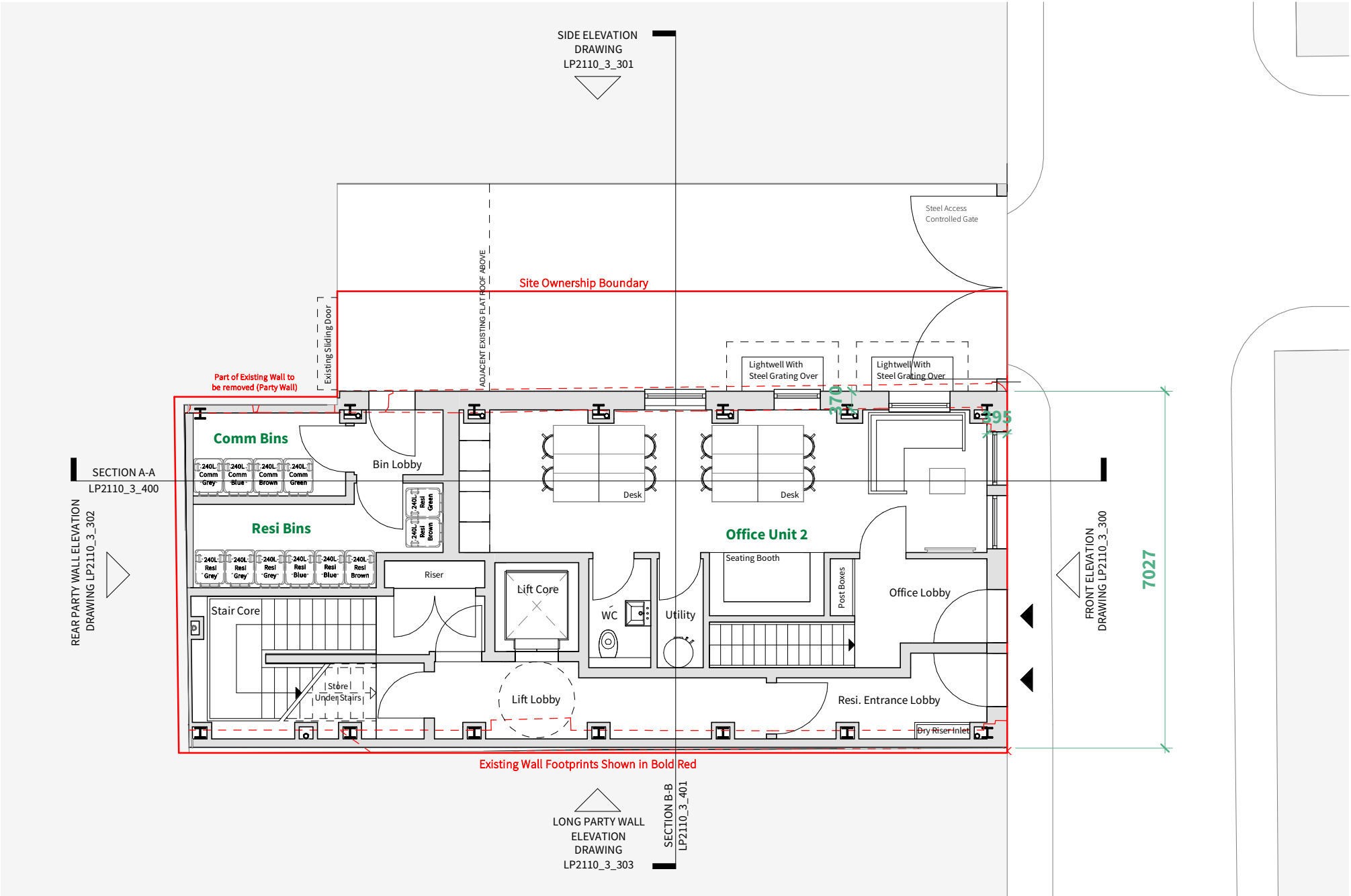
19. The anticipated level of servicing associated with the proposed residential development can be safely accommodated on the local highway network.
20. The development will be serviced by larger vehicles on street outside of the building. Deliveries by smaller vehicles will also be on street, outside the site frontage or from nearby loading bays.
21. Refuse collection will be carefully managed by the building manager to ensure that bins are secured promptly as possible.
22. The provisions within this DSWMP ensure that the development can operate safely and with minimum disturbance to residents and nearby businesses.

S|C|P

APPENDIX 1

PROPOSED GROUND FLOOR PLAN

SEE BLOCK PLAN FOR PROPOSED BUILDING POSITION



Proposed Ground Floor Plan 1:100 / A3

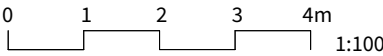
Gross Internal Area (GIA):
All areas indicated within
the Design and Access
Statement.

Existing

Proposed

Site Boundary

Former Building Footprint



PLANNING

IMPORTANT NOTES:

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To be read in conjunction with any relevant Structural Engineer's drawings. For highway design and easements refer to highway consultant's information.

DO NOT SCALE from drawing, work to figured dimensions only. All dimensions to be checked by Contractor/Fabricator prior to construction, report all discrepancies to the Design Team.

Any existing dimensions noted on the drawing are to be checked by the Contractor prior to commencement of the works.

C	Bin store updated	31/07/24
B	Bin Store Moved Internally	16/07/24
A	Bin Store Updated	07/07/24
REV	DESCRIPTION	DATE
CLIENT Zidane Projects		
PROJECT Spear Street Fourty Seven		
ADDRESS 47 Spear Street, Manchester, M1 1DF		
DRAWING TITLE Proposed Ground Floor Plan		
SCALE @ A3	As indicated	DATE 12/12/22
DRAWING NO.	-LP21110_3_200	REV C

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