



Waste & Servicing Strategy

Grape Street, St Johns, Manchester

Manchester Quays Developments (St Johns) Limited

Prepared by:

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Basis of Report

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Appendix A MCC Waste Proforma



1.0 Introduction

Background

- 1.1 SLR have been commissioned by Manchester Quays Development (St Johns) Limited to provide a Waste & Servicing Strategy in support of a planning application for a mixed-use development along the northern end of Grape Steet in Manchester.

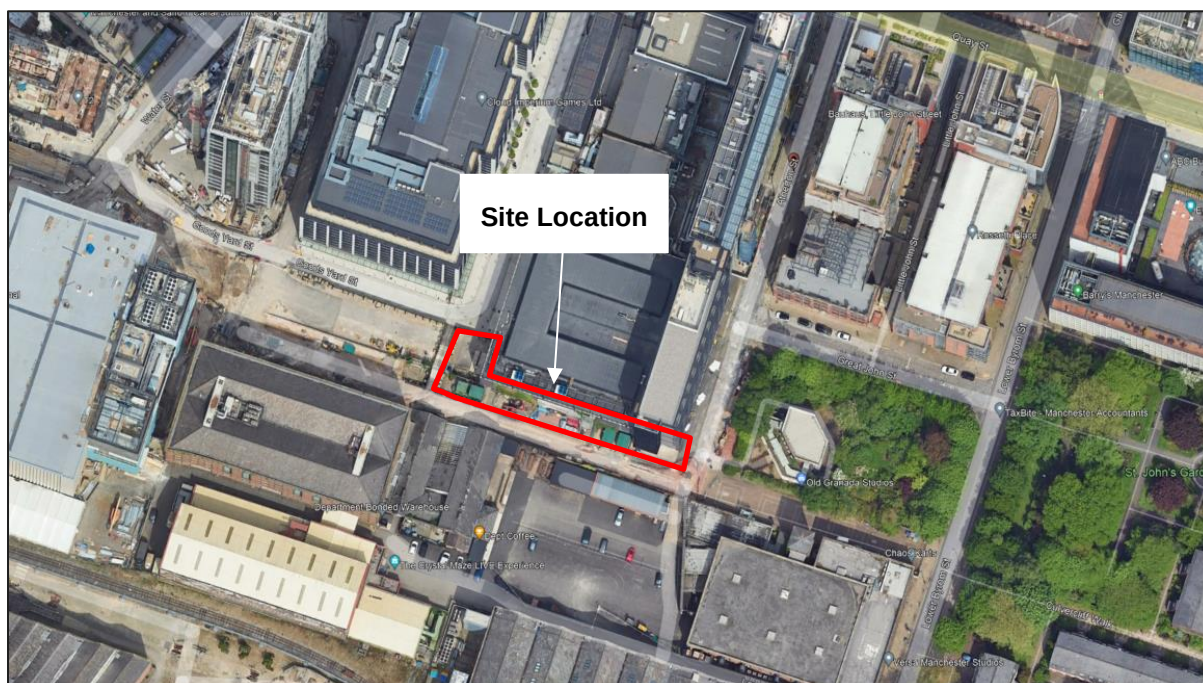
Development Proposals

- 1.2 The scheme proposes five food and beverage units, alongside one retail unit and one storage unit. The units have been arranged in two clusters, Location A to the west end which overlooks the lower site and Location B to the east end, which is adjacent to the Old Granada Studios.

Site Location

- 1.3 The application site is located to the north of Grape Street, which is to the southwest of Manchester City Centre, adjacent to the Old Granada Studios to the east of the development as shown in **Figure 1.1**.

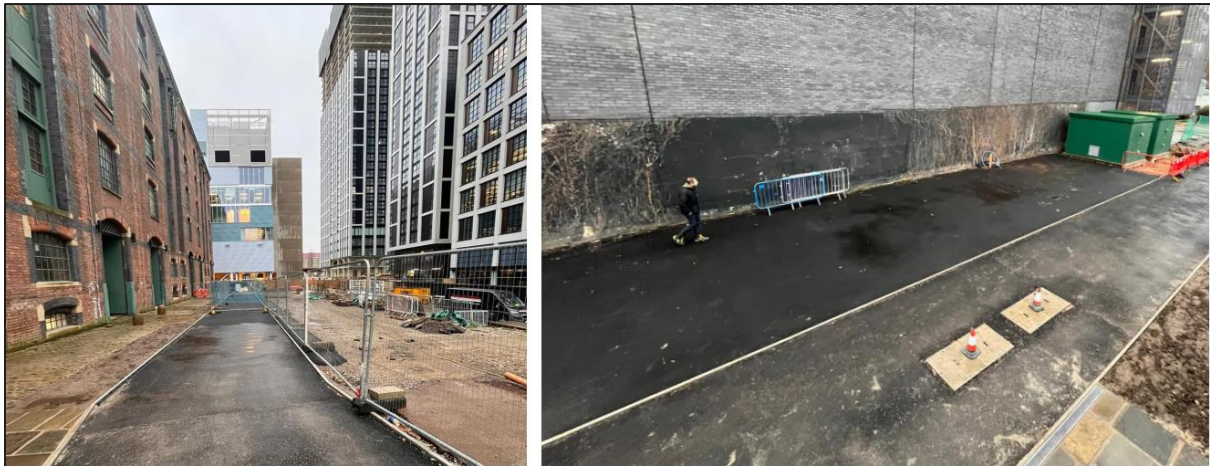
Figure 1.1: Site Location



- 1.4 The existing site is currently undergoing significant public realm works, as part of the wider development of the St John's Estate. These works form part of the two previously approved planning applications (Ref: 121511/FO/2018) and (Ref: 130796/JO/2021). The existing condition of the site is shown below in **Figure 1.3**.



Figure 1.2: Existing Site Condition



Scope of Report

1.5 This Servicing and Waste Strategy will set out the following:

- Development proposals;
- Forecast waste generation & recycling rates;
- Proposed waste management strategy;
- Proposed waste storage facilities;
- Forecast the refuse collection frequency;
- Calculation of the number of delivery vehicles; and
- A service strategy for the movement of goods.



2.0 Development Proposals

- 2.1 The Grape Street Units involves the development of 26sqm of retail space, 111sqm of food and beverage space, along with 26 sqm of storage space. The proposed site layout plan with Unit locations is shown below in **Figure 2.1** and **Figure 2.2**.

Figure 2.1: Proposed Location A Unit Layout

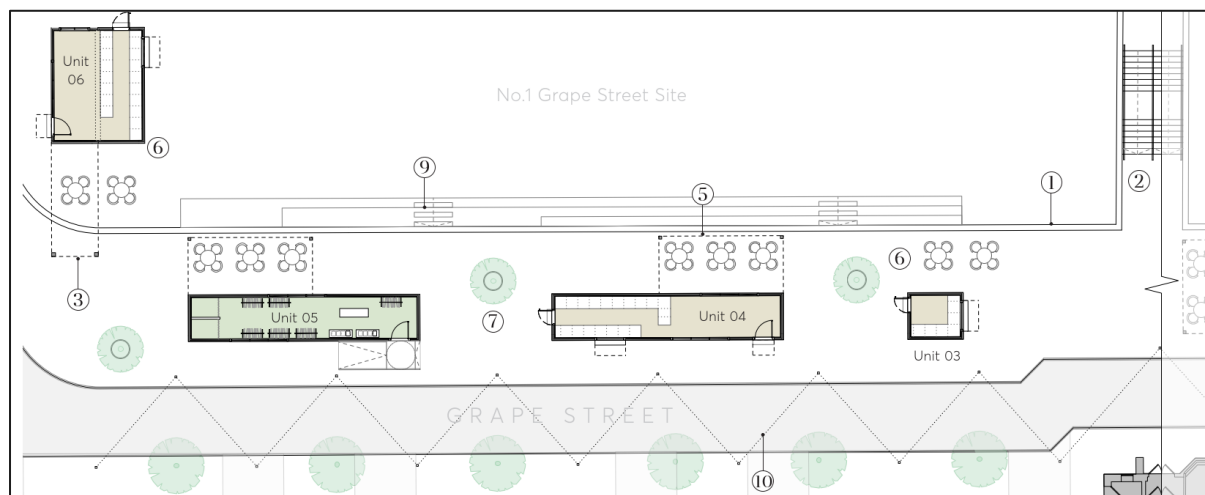
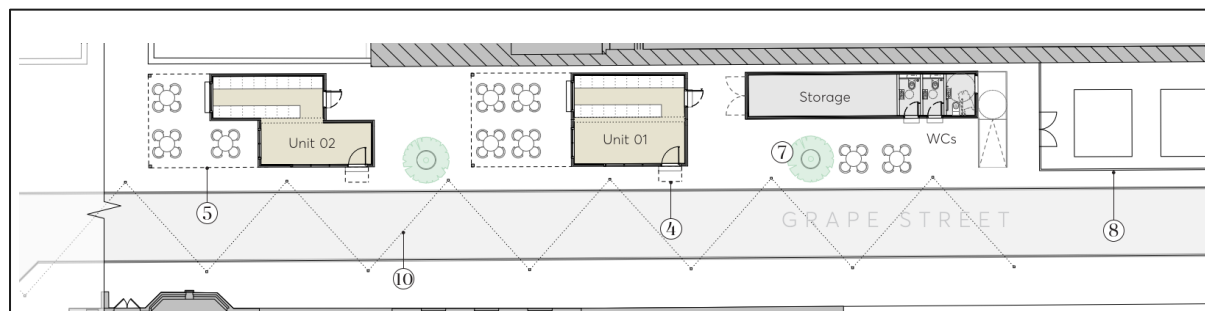


Figure 2.2: Proposed Location B Unit Layout



- 2.2 In terms of waste generating land uses, the development will comprise of retail, food & beverage and storage space. The Quantum of each land use and its location is summarised in **Table 2.1**.

Table 2.1: Area Schedule

Land Use	Location A (sqm)	Location B (sqm)	Total (sqm)
Retail	26	-	26
Food & Beverage	58	52	110
Storage	-	26	26

- 2.3 The nature of the site will require additional bins within the public areas which will be monitored and emptied by the site management and that waste transferred to the main wheeled collection bins according to demand.



3.0 Delivery Strategy

Wider Delivery Strategy

- 3.1 The general strategy for deliveries is for vehicles to approach Grape Street from Atherton Street and drop off their goods at the location adjacent to the bin store and wheel or carry their goods to the relevant unit. The vehicles would then exit via Atherton Street, with all entry and exit movements undertaken from the east. This arrangement is as per how waste vehicles will enter and exit the site, with this explained in **Chapter 6** and **Figure 6.5**.
- 3.2 The on-site management would monitor all vehicles accessing the site and the unit occupiers requesting deliveries, would inform delivery companies on the protocols, speed limit and access strategy. Any inappropriate driving through this space could result in the occupier being notified, the delivery company being warned and ultimately being banned from accessing this area.
- 3.3 Delivery associated with the proposed units would be time limited to avoid periods of high pedestrian activity. In summary, occupiers of the units would be instructed to undertake their servicing and deliveries between 07:00 – 11:00.
- 3.4 It is expected that there would be an average of 3 – 4 delivery vehicles per day which are anticipated to be undertaken by light / medium good vehicles. Deliveries will be coordinated to ensure that there is no conflict.
- 3.5 In addition to this, we expect that the F&B units would be served by courier collections on electric bikes or similar light vehicles. The number of vehicles is variable depending on the nature of the operator but given the expected nature of occupiers this number of collections is expected to be limited and generate no more than 10 such collections in an hour.



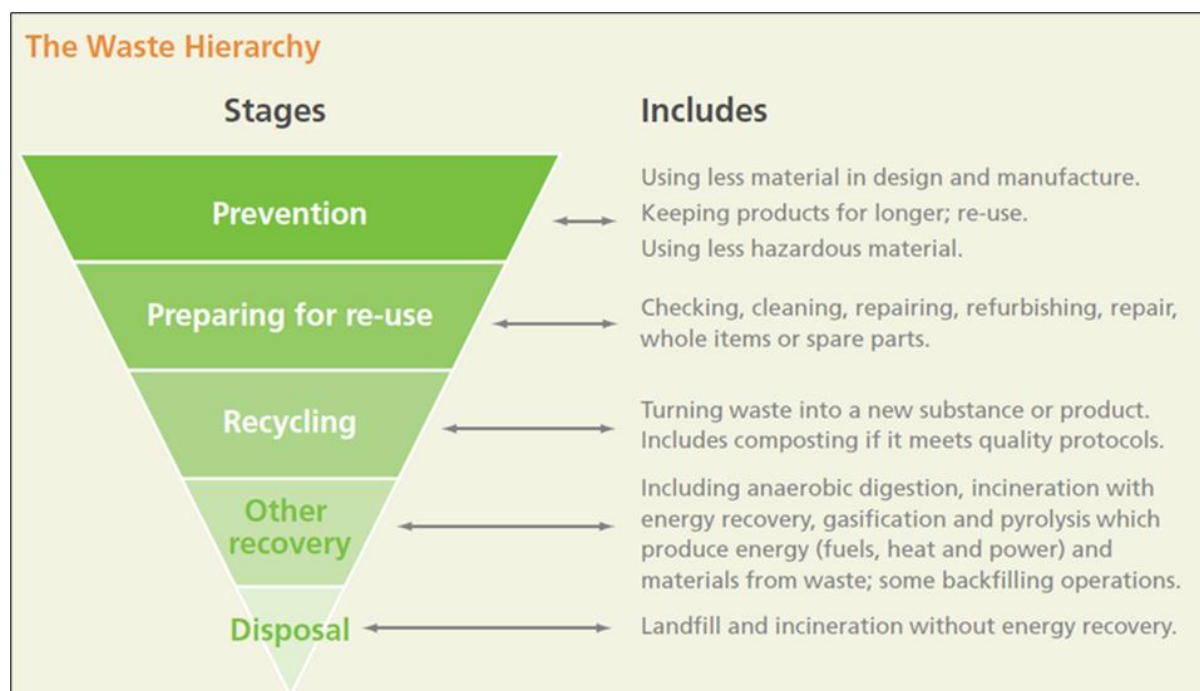
4.0 Waste Management Strategy

Introduction

- 4.1 Manchester City Council has published guidance on waste management for new development (GD04) and this states that for all planning applications must be supported by a Waste Management Strategy and this strategy must include:
- Estimated volumes and types of waste produced by the development;
 - Details of internal and external stores for both waste and recycling, including any plans and designs;
 - Location of the proposed collection point and details of the route the collection vehicle will take;
 - Details of how waste will be transferred between stores and to the collection location; and
 - Details of number and capacity of bins proposed and collection frequency.
- 4.2 Appendix E of the guidance also states that calculations of waste should be provided including recycling, the bin store areas and frequency of collection. This report presents that information to comply with the guidance. A completed MCC Waste Proforma is provided as **Appendix A**.
- 4.3 In accordance with Section 34 of the Environmental Protection Act 1990, the managers of the hotel and restaurant has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.
- 4.4 The Waste (England and Wales) (amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate wastepaper, metal, plastic, and glass in different waste streams.
- 4.5 Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described in **Figure 4.1**.



Figure 4.1: Waste Hierarchy



- 4.6 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.
- 4.7 There will be food waste generated by the restaurant(s) which needs to be covered by the Animal By-Products (Enforcement) (England) Regulations 2011. If that is the case and the volumes of waste are greater than 20kg then such waste needs to be stored in a labelled container and collected by a licensed carrier and records kept.
- 4.8 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the Hotel management can help meet the city councils and government's aspirations.
- 4.9 All new developments must ensure that:
- Adequate means of storing solid waste shall be provided; and
 - Adequate means of access should be provided for people in the building to the place of storage, and from the place of storage to a collection point agreed by the waste collection operator.



5.0 Waste Forecasts

Introduction

- 5.1 The development will comprise a mix of land use types. The assumptions used in forecasting the likely waste volumes are largely derived from the guidance from the British Standard BS 5906:2005 complemented by nationally published rates from WRAP Studies and some additional forecasting assumptions from SLR's own data.
- 5.2 The weekly waste forecast of each land use for the Grape Street units are calculated for retail and food & beverage use.
- 5.3 The total waste generated in one peak day has also been forecasted. This figure assumes the peak trading day provides 30% of the trade for the week.

Retail Use

- 5.4 The standard non-food retail operation is assumed to generate waste at a rate of 10 litres per square metre per week based on a standard rate for retail given in BS5906:2005.
- 5.5 There will be only one unit allocated in Location A for retail use, equating to a total of 26sqm. The relevant calculation is as follows:
- **Weekly Waste in Litres: $26\text{sqm} \times 10 = 260$ litres per week**
 - **Peak Daily Waste: $260 \times 30\% = 78$ litres**

Food & Beverage Use

- 5.6 The waste assumptions for the F&B units have been based on the typical waste for restaurants which is 75 litres per cover per week. As the nature of the Grape Street units is not of a standard restaurant land use, we have applied a rough forecast based on British Standards and other similar F&B box park type developments.
- 5.7 As customers will be consuming food and drink both at tables and standing, we have applied the figure of 75 litres per week to the number of seated and an estimate of standing covers.
- 5.8 The number of seated covers is 76 and it is assumed that another 114 covers will be for those consuming while standing.
- 5.9 The total numbers of covers at the proposed development is therefore expected to be as follows:
- Sitting covers = 76
 - Standing Covers = 114
 - **Total number of covers = 190**
- 5.10 Based on the above assumptions the forecast on F&B waste generation is provided below:



- **Weekly Waste in Litres: 190 covers x 75 litres per week = 14,250 litres per week**
- **Peak Daily Waste = 14,250 litres x 30% = 4,275 litres**

5.11 It has again been estimated that on a peak day this land use is expected to generate approximately 4,275 litres of waste, according to 30% of figure above.

Waste Forecasting

5.12 The waste streams vary according to the end user and what materials can be co-mingled, however there is anticipated to be four waste streams for the proposed development, with these waste streams are described below:

1. Pulvable recycling (Paper/Cardboard/Tetrapak etc)



2. Mixed Recycling (Glass/Cans/Plastics)



3. Food Waste



4. Non-Recoverable General Refuse - All Waste not identified above.

5.13 The proportion of waste in the various waste streams varies according to the land use. The data on the expected waste comes from a variety of sources including WRAP studies of waste in the hospitality sector and surveys made by SLR.

5.14 Due to nature of the development the waste generation can be quite variable, largely depending on the weather and time of year. However, on average it is anticipated that bins will be collected three times weekly to provide a robust assessment. It should be noted that



outside of peak periods the number of bins emptied is much reduced and during peak periods bin collection frequencies could be increased to five collections per week, if required. Bins will be closely monitored to ensure that they are collected at suitable times to ensure that at no time there is any overspill.

- 5.15 The forecast of waste generation and the allocation of this waste volume per waste stream is detailed in **Table 5.1** below.



Table 5.1 - Grape Street Containers

SLR

13.05.24

F & B Units						
sq.ft		1185				
Covers		190				
Weekly Waste Forecast						
BS5906:2005 75 litres per cover per week						
		= 190 covers x 75 litres per week				
		= 14250 Litres of waste per week				
		4750 Litres for a 3 x Weekly Collection				
		General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
		10%	40%	22%	28%	100%
	Litres Per Week	1425	5700	3135	3990	14250
	Litres for a 3 x Weekly Collection	475	1900	1045	1330	4750
	EuroBin lifts for a 3 x Weekly Collection	1	2	1	1	5
	240litre bin lifts for a 3 x Weekly Collection				1	1
Retail						
sq.ft		275				
sq.m		26				
Weekly Waste Forecast						
BS5906:2005 10 litres per sqm per week						
		= 26 sqm x 10 litres per week				
		= 260 Litres of waste per week				
		87 Litres for a 3 x Weekly Collection				
*** Based on Typical Retail Waste Ratios		General Refuse		Paper/ Card	Plastic/ Metal	Total
	***	50%		25%	25%	100%
	Litres Per Week	130		65	65	260
	Litres for a 3 x Weekly Collection	43		22	22	87
	EuroBin lifts for a 3 x Weekly Collection					0
	240litre bin lifts for a 3 x Weekly Collection	1		1	1	3
Grape Street Total Waste Generation						
		General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	Litres Per Week	1555	5700	3200	4055	14510
	Litres for a 3 x Weekly Collection	518	1900	1067	1352	4837
	EuroBin lifts for a 3 x Weekly Collection	1	2	1	1	5
	240litre bin lifts for a 3 x Weekly Collection	1	0	1	2	4

- 5.16 As is shown above, the proposed development is anticipated to produce waste for five Eurobins and four 240 litre bins, based on a 3 x weekly collection regime.
- 5.17 It should be noted that general refuse is not necessarily destined for landfill as the private waste operator will typically process that waste to recover as many recyclables as possible and recycling rates are constantly improving.

Food Waste

- 5.18 The government has initiated a number of food waste minimisation and recycling initiatives for the hospitality sector. Notably they include the Hospitality and Food Service Agreement (HaFSA) from careful ordering, menu planning, using nose to tail preparation, portion sizing and auditing the returns waste amongst others.
- 5.19 It is expected that the occupiers of the units that generate food waste would be a signatory to the HaFSA and seek to employ best practice in minimising waste.

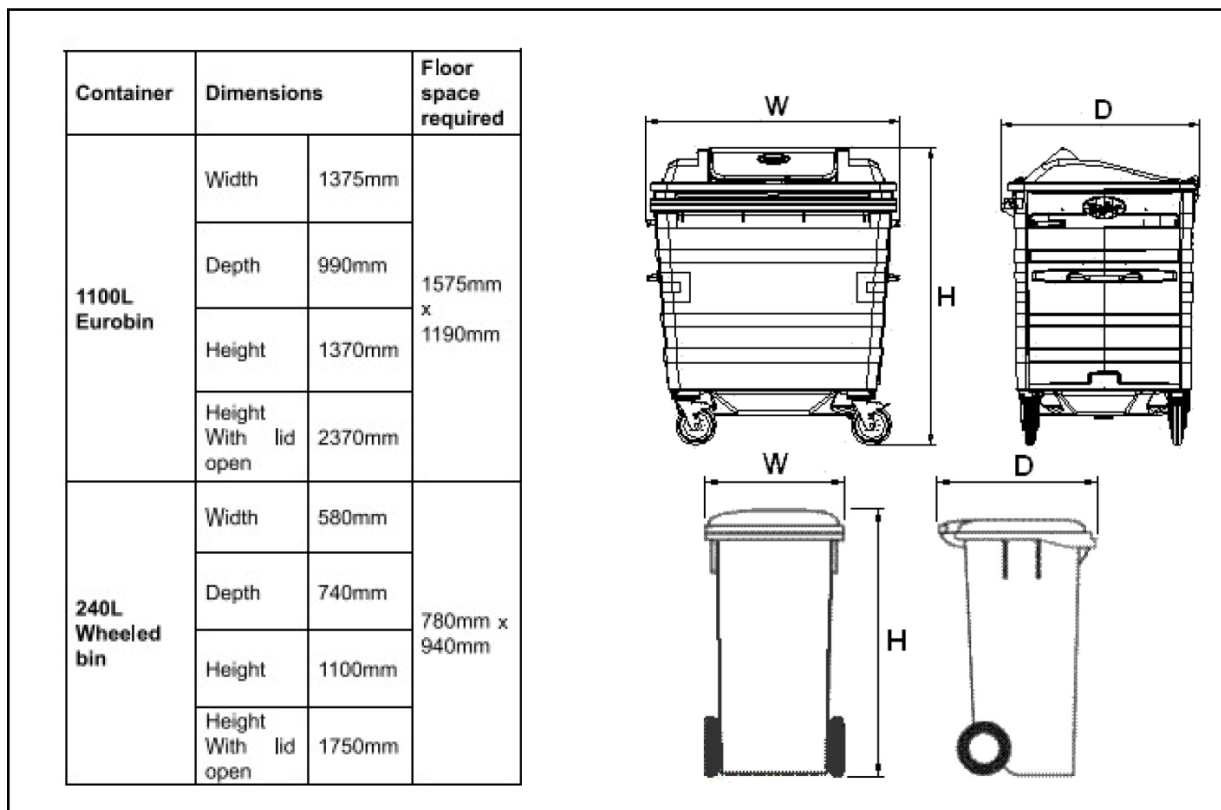


6.0 Refuse Storage & Collection

Refuse Storage

6.1 The proposed bin sizes for the development are described below in **Figure 6.1**.

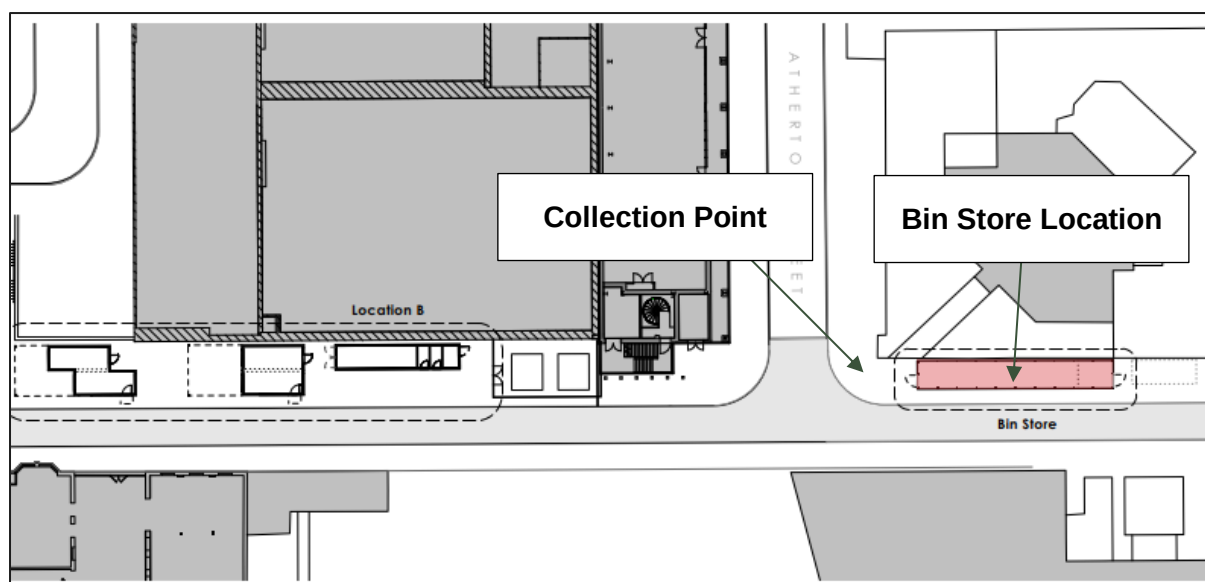
Figure 6.1: Proposed Bin Sizes



6.2 The location of the proposed refuse store is to be provided to the eastern end of Grape Street, on the widened footpath area. The refuse store will be formed of a timber enclosure, clad in timber boarding. There is no roof so that the bin store will be open to the air and naturally ventilated. There will be two doors at either end of the store, these will have locks/access control and will only be accessible by staff members. The location of the bin store is shown below in **Figure 6.2**.



Figure 6.2: Bin Storage Provision



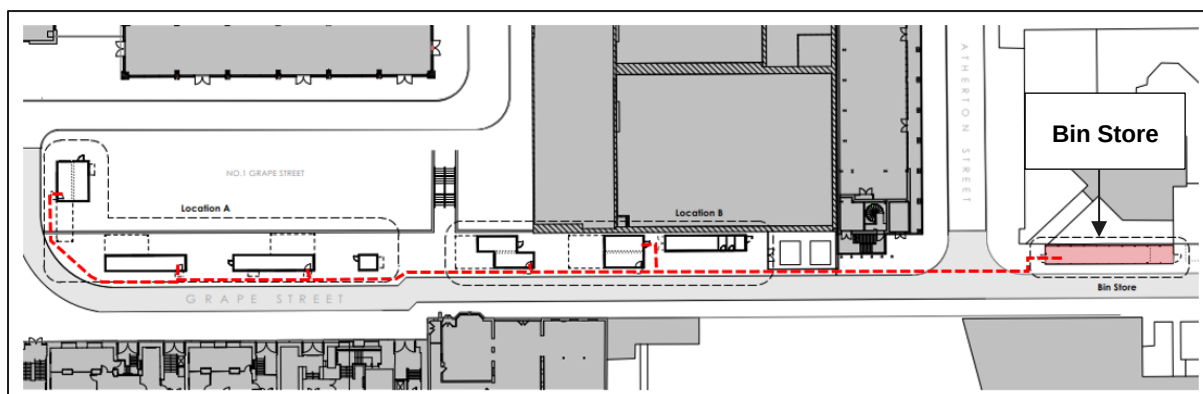
- 6.3 The size of the refuse store has been considered against the level of demand identified in **Section 4**. For a robust assessment, it is assumed that waste will be collected 3 x weekly.
- 6.4 The bin store will be circa. 19.0m in length and 2.8m in width, with an approximate floor area of 53.2sq.m. To enable safe manoeuvring, the bin store therefore has capacity for 11 Euro bins.
- 6.5 As was described in **Paragraph 5.16**, the development is anticipated to require five Eurobins and four 240 Litres bins. Therefore, the proposed bin store has suitable available space to accommodate the anticipated provision, including a degree of extra capacity to allow for flexibility in the collection regime.

Waste Transfer Route

- 6.6 The waste from each of the Units, as well as any bins located within the public realm area in front of the units will be taken by hand to the proposed refuse bin store detailed above. Each unit will be responsible for taking their bins into this centralised bin store location with the waste transfer route presented in **Figure 6.3** below.
- 6.7 On collection days the overarching management company will pull bins to a kerbside location just outside of the bin store (collection point). All bins will be returned to the bin store immediately after collection.



Figure 6.3: Waste Transfer Route



Waste Collection

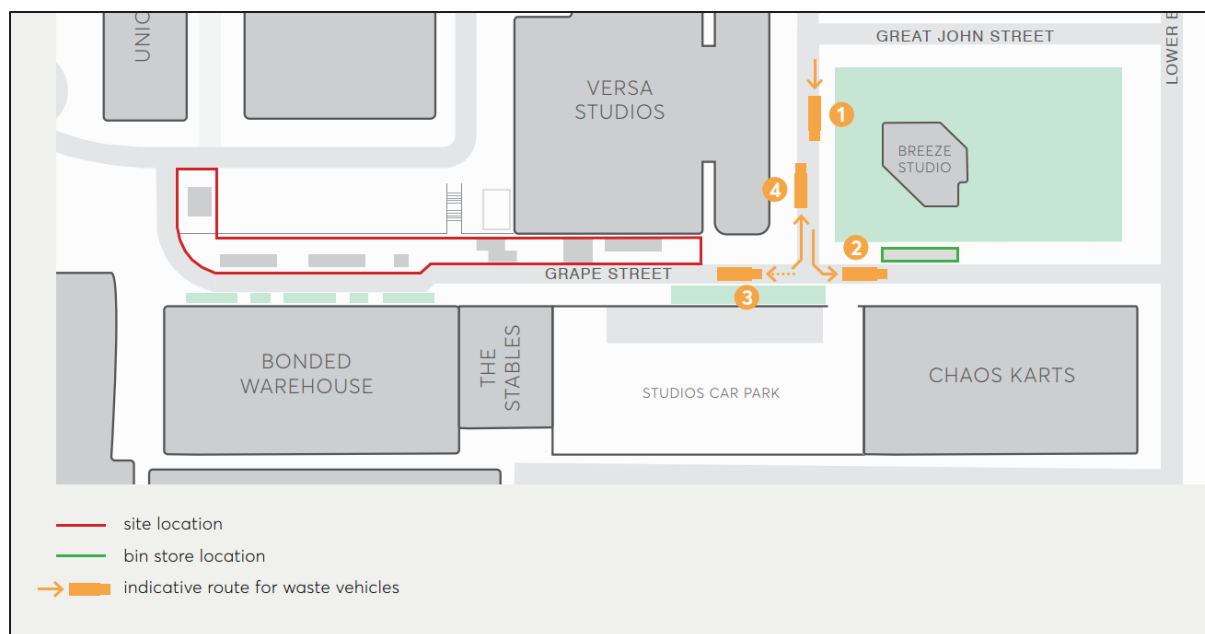
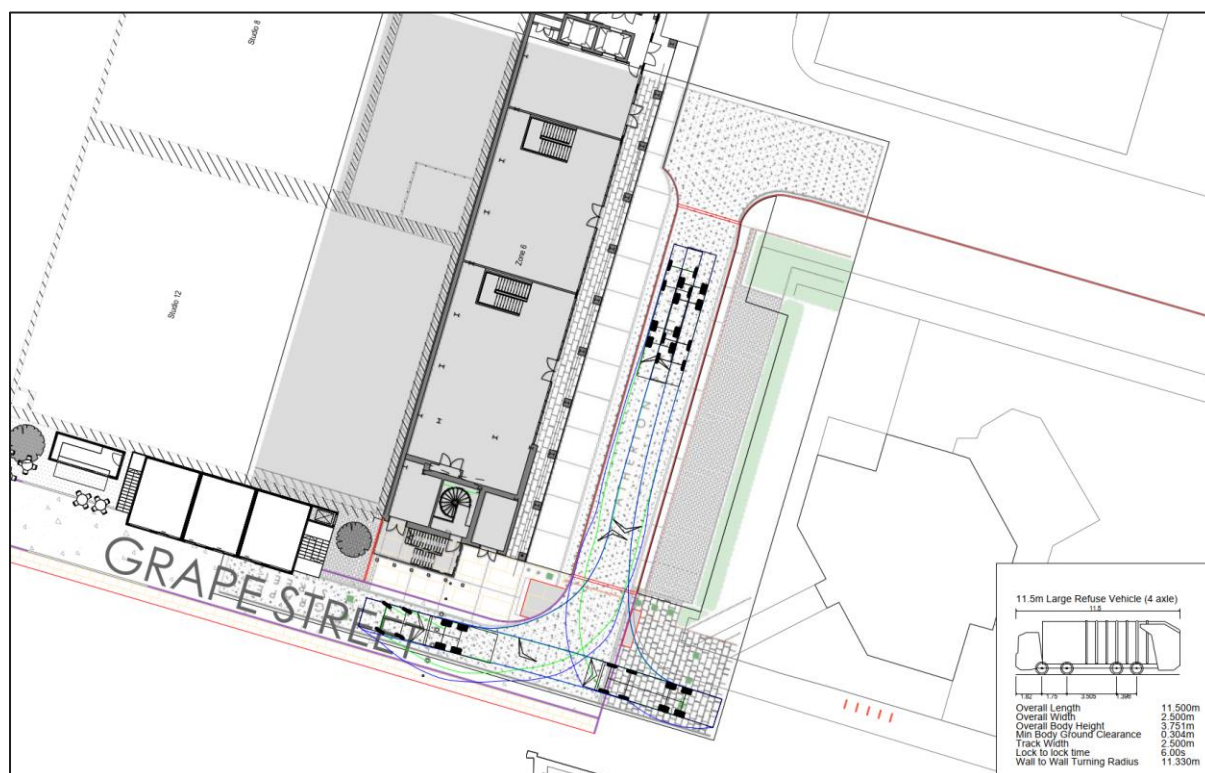
- 6.8 Waste will be collected by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. The on-site management team will maintain a file with the waste-disposal contract and the relevant waste transfer notes or other forms that are received from the waste disposal company as a record.
- 6.9 Refuse vehicles will proceed in forward gear onto Grape Street from the east along Atherton Street or Lower Byrom Street to reach the bin store location where wheeled bins are situated. They will then have the choice to exit either onto Atherton Street or onto Lower Byrom Street, again to the east. Access via Atherton Street will be controlled, featuring automatic bollards, an intercom system, and CCTV, as outlined in the Old Granada Studios application.
- 6.10 The strategy will be for the site management staff or the waste operatives under their direction to wheel the bins out from the bin stores ready for collection. Once collected the bins would be wheeled back immediately after. The route that the bins are transferred along is step free. If required, multiple bins can be moved with powered puller system, as per **Figure 6.4**.

Figure 6.4: Eurobin Powered Pulley System



- 6.11 Waste collections would be time limited to avoid periods of high pedestrian activity and therefore instructed to undertake refuse collection between 07:00 – 11:00.
- 6.12 The relevant servicing context plan and swept path analysis of a refuse vehicle accessing and egressing the site and pulling up adjacent to the bin store to undertake the collection, is illustrated in **Figure 6.5**.

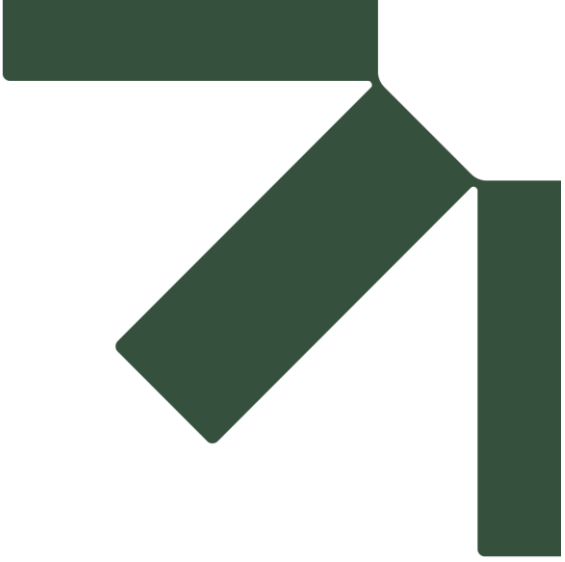
Figure 6.5: Route for Refuse Vehicles & Refuse Vehicle Tracking



7.0 Conclusion

- 7.1 This document has demonstrated that the operational waste arising from the proposed development will be managed in accordance with the relevant waste policies and guidance. Adequate waste storage will be provided within a new bin stores and waste management on-site will be overseen by members of staff and on-site management. Refuse vehicles will be able to service the site in a safe and efficient manner.
- 7.2 Deliveries associated with the proposed development are anticipated to be modest, with appropriate measures in place to ensure that deliveries will be undertaken in a safe and organised manner.





Appendix A MCC Waste Proforma

Waste & Servicing Strategy

Grape Street, St Johns, Manchester

Manchester Quays Developments (St Johns) Limited

SLR Project No.: 425.065159.00013

14 May 2024



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

Application: Grape Street Containers, St Johns

Date Submitted: 14th May 2024

Estimated volumes / m2 required by the development: See below

Will this property be used as a House in Multiple Occupation (HMO)?	No
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	No

Low Rise Domestic

N/A

High Rise Apartment Developments

N/A

Commercial Developments

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

F & B Units						
sq.ft	1185					
Covers	190					
Weekly Waste Forecast						
B55906:2005 75 litres per cover per week						
= 190 covers x 75 litres per week						
= 14250 Litres of waste per week						
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	EuroBin lifts for a 3 x Weekly Collection	1	2	1	1	5
	240litre bin lifts for a 3 x Weekly Collection	1	0	1	2	4



Bin Storage Requirements for the scheme:

General Requirements – 1 x 1100L Eurobin + 1 x 240L Bin

Organic Waste – 2 x 1100L Eurobin

Paper / Card – 1 x 1100L Eurobin + 1 x 240L Bin

Plastic / Metal / Glass – 1 x 1100L Eurobin + 2 x 240L Bin

3 x Weekly Collection of Waste (however collection frequency could increase / decrease during high / low peak periods, so there will be some degree of flexibility in the collection regime)

Has / will a contract be obtained with a licenced waste carrier?	Yes
--	-----

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?	N/A
--	-----

Internal Stores (Residential and Commercial)

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

The location of the proposed refuse store will be provided to the eastern end of Grape Street. The refuse store will be formed of a timber enclosure, clad in timber boarding. There will be two doors at either end of the store, with these having locks / access control and will only be accessible by staff members. Bins will be allocated based on the four waste streams with suitable signage, instructions and colour coded bins. Each unit will have small back of house bins for each waste stream and there will also be some bins located within the public realm.

Storage Areas for Waste Containers (Residential and Commercial)

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

As discussed above, the proposed refuse store will be provided on the eastern end of Grape Street, with this store able to hold 11 Euro bins and hence has suitable capacity for the proposal.

In terms of the transfer route, the waste from each of the units, as well as any bins located within the public realm area in front of the units will be taken by hand to the proposed refuse bin store. Bins will be brought outside the bin store prior to collection and wheeled back into the refuse store immediately after collection.

Ensure all bins in the store are accessible	Y	
Ensure recycling facilities are as easy to access as general refuse	Y	

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

Ventilation – the refuse store will have no roof so that the bin store will be open to the air and naturally ventilated

Hygiene – the refuse containers will be of appropriate construction and will be easily cleaned / disinfected. The refuse store will be managed in a way that enabled them to be kept clean and waste will be disposed of in a hygienic and environmentally-friendly way, in accordance with legislation.

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

On-site management will ensure that this strategy works and as such will be responsible for ensuring that the bins are accessible on collection days. They will wheel the bins to the collection Point just outside the bin store on collection days, with bins returned immediately after. Collection will be undertaken between the hours of 7am – 11am, when pedestrian activity is low.

Please ensure that you have attached:

Detailed plans of bin stores	☒	
Location plans showing stores	☒	
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)		
	☒	

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, read in conjunction with the Waste and Recycling Service Standard found on the Council website.



Making Sustainability Happen