

Our Ref: 084384-CUR-XX-XX-T-TP-00002-P03

04 August 2023

Manchester City Council

Via Email Only

Re: Base Building, Manchester Science Park

Dear Sir / Madam,

Curtins has been appointed on behalf of Bruntwood Sci-Tech Ltd to provide waste and servicing advice in relation to the change of use within the Base Building within Manchester Science Park (MSP).

Curtins was previously appointed to provide waste and servicing advice in for the full planning application of the Base Building, with the following development description:

“Erection of a five storey building comprising offices (Use Class B1) and ancillary workshop and maker space, together with associated disabled car and cycle parking, landscaping, provision of plant and servicing and related access and highways works, and other associated works. | Base (Hillel House) Greenheys Lane Manchester Science Park Manchester M15 6LR”

The planning application (MCC planning reference: 125018/FO/2019) was approved in 2020. The development was completed in 2022. In 2023, Curtins assisted Bruntwood with a change of use application (MCC planning reference: 136296/FO/2023) for the following description:

“Change of Use of Levels 1 and 2 of the Base building from office use (Use Class E) to Education use (Use Class F.1a) together with external alterations to the east elevation facade and landscaping to accommodate the inclusion of a new fire escape door. | Levels 1 And 2 Base Greenheys Lane Manchester Science Park Manchester M15 6LR”

The change of use application was approved in 2023, with the occupation of the education use (by London College of Accounting (LCA)) anticipated in September 2023.

Bruntwood is now seeking planning permission for a new change of use of Base (c. 930 sqm Gross Internal Area (GIA) of workshop and makerspace) to accommodate Manchester Innovation Activities Hub (MIAH).

MIAH is proposed to be a new community learning (education) space providing Industry 4.0 vocational and life skills training to prepare residents living in surrounding communities for ‘hard to fill’ occupations requiring specialist skills. It is proposed to provide training specifically in new technologies aligned to advanced manufacturing and the electrification of transport, and is specifically targeted at underrepresented communities.

The proposals would provide industrial grade equipment, indoor fabrication facility with an emphasis on rapid industrial prototyping, advanced materials, digital and low carbon propulsion technologies. This skills training facility and space will provide high quality vocational training.

MIAH’s occupation is scheduled to take place in April 2024, with up to 57 people (45 learners and 12 staff) attending the site at any one time.

A planning application will be submitted for the change of use on the ground and mezzanine levels of the Base Building from Use Class E (Office) to F.1a (Education) for the occupancy by MIAH.

In 2019, Curtins produced a Transport Assessment (TA, Document Reference: **72257-CUR-00-XX-RP-TP-001**), Interim Travel Plan (ITP, Document Reference: **72257-CUR-00-XX-RP-TP-002**), and Waste Management Strategy (WMS, Document Reference: **72257-CUR-00-XX-RP-TP-003**) to support the application.

This note has been prepared to address the waste management strategy for the change of use proposals.

CONSENTED WASTE MANAGEMENT STRATEGY

In the 2019 consented WMS, the waste weekly arisings have been calculated based on Manchester City Council (MCC)'s Waste Storage and Collection Guidance for New Developments (GD 04 – v6.00) recommendations for offices of 2,600l per 1,000m² of gross floor space, with an initial recycling percentage of 50% estimated for calculation purposes.

It was also noted that a private collector would be appointed to collect the waste three times a week for each stream of waste, namely general / non-recyclable waste, dry mixed recycling (cardboard, paper, plastic and aluminium), and glass.

Based on these requirements, it was estimated that the waste volume generated by, and the number of bins required for the office uses associated with the development were as follows:

Waste Stream	Refuse Volume (11,107m² Gross Internal Area (GIA))	Number of bins
Non-recyclable Waste	14,439l	4 x 1,100l + 1 x 660l
Dry mixed Recycling	10,829l	3 x 1,100l + 1 x 660l
Glass Recycling	3,610l	1 x 1,100l
Development Total	28,878l	8 x 1,100l + 2 x 660l

Bruntwood Sci-Tech Ltd has confirmed that the bin store in the completed Base Building has been sized adequately to accommodate the above number of bins.

WASTE STORAGE AND COLLECTION GUIDANCE FOR NEW DEVELOPMENTS (GD 04 – v6.00)

MCC's guidance for commercial waste calculation comprises four different categories of development, namely:

- Offices;
- Retail;
- Restaurants / Fast food outlets; and
- Hotels.

It is understood that the above categories arise from Table 4.1 of The Association of Directors of Environment, Economy, Planning & Transport (ADEPT)'s guidance document, titled 'Making Space for Waste: Designing Waste Management in New Developments'.

Both guidance documents do not provide any further categories specific to higher education developments. In the absence of such a category, it is likely that the metrics for office uses remain the most accurate out of the four categories above, and that calculations within the consented WMS remain appropriate for the change of use proposals.

MANCHESTER INNOVATION ACTIVITIES HUB (MIAH) USES

MIAH have been provided with a copy of the consented WMS to review, and have confirmed that their anticipated waste generation volumes would comply with that of the consented volumes.

On this basis, it is considered that the consented WMS remains valid for the change of use proposals, and the bin store does not need to be altered to accommodate any additional bins.

In summary, it is envisaged that at the end of the working day, building management staff would be responsible from transporting waste from all floors of the building (including those occupied by MIAH) to the bin store. On collection day, building management staff would be responsible for moving the bins from the bin store to the collection point at the west of the building. The waste operators will collect the bins and load them into the refuse vehicle. Once the bins have been emptied, containers would be immediately moved back to the bin store by the building management staff.

We trust that the above provides MCC with the required information regarding waste management to support the planning application for the change of use proposals. We would be very keen to assist should you have any more queries relating to traffic and transport for the change of use proposals.

Yours sincerely,



Alex Vogt

Board Director

For and on behalf of

Curtins Consulting Ltd