

Our Reference: 72257-CUR-XX-XX-T-TP-00005-P01

19 August 2022

Manchester City Council

By Email Only

Re: Base Building, Manchester Science Park

Dear Sir / Madam,

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

Curtins was previously appointed to provide traffic and transportation 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. At the time of writing, construction on the development has been completed, and the building is scheduled to be occupied by a single tenant (up to 14 people) within one of the offices on the ground floor in September 2022, with a larger occupation (up to 558 people from the London College of Accounting (LCA)) taking place in September 2023.

A planning application will be submitted for the change of use on Levels 1 and 2 of the Base Building from Use Class E (Office) to F.1a (Education) for the occupancy by LCA.

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 aluminum), 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 (11,107m ² 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.

LONDON COLLEGE OF ACCOUNTING (LCA) USES

The LCA have been provided with a copy of the consented WMS to review and confirm if their anticipated waste generation volumes would be similar to that of the consented volumes. The response provided from LCA is as follows:

"I have considered the attached Waste Management Strategy for BASE and I confirm that we comply with those guidelines which are perfectly adequate for our purposes."

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 LCA) 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**

Our Locations

Birmingham

2 The Wharf
Bridge Street
Birmingham
B1 2JS
T. 0121 643 4694
birmingham@curtins.com

Bristol

Quayside
40-58 Hotwell Road
Bristol
BS8 4UQ
T. 0117 302 7560
bristol@curtins.com

Cambridge

50 Cambridge Place
Cambridge
CB2 1NS
T. 01223 631 799
cambridge@curtins.com

Cardiff

3 Cwrt-y-Parc
Earlswood Road
Cardiff
CF14 5GH
T. 029 2068 0900
cardiff@curtins.com

Douglas

Varley House
29-31 Duke Street
Douglas
Isle of Man
IM1 2AZ
T. 01624 624 585
douglas@curtins.com

Dublin

11 Pembroke Lane
Dublin 2
D02 CX82
Ireland
T. +353 1 507 9447
dublin@curtins.com

Edinburgh

1a Belford Road
Edinburgh
EH4 3BL
T. 0131 225 2175
edinburgh@curtins.com

Glasgow

Queens House
29 St Vincent Place
Glasgow
G1 2DT
T. 0141 319 8777
glasgow@curtins.com

Kendal

Units 24 & 25 Riverside Place
K Village
Lound Road
Kendal
LA9 7FH
T. 01539 724 823
kendal@curtins.com

Leeds

Ground Floor
Rose Wharf
78-80 East Street
Leeds
LS9 8EE
T. 0113 274 8509
leeds@curtins.com

Liverpool

51-55 Tithebarn Street
Liverpool
L2 2SB
T. 0151 726 2000
liverpool@curtins.com

London

40 Compton Street
London
EC1V 0BD
T. 020 7324 2240
london@curtins.com

Manchester

Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG
T. 0161 236 2394
manchester@curtins.com

Nottingham

32 – 34 Stoney Street
Nottingham
NG1 1LL
T. 0115 941 5551
nottingham@curtins.com