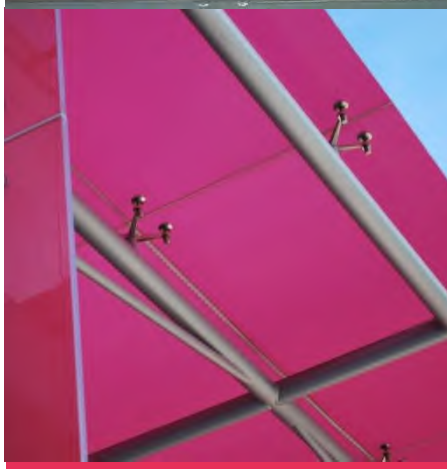








Great Northern

Waste Management Strategy

Curtins Ref: 080483-CUR-XX-XX-T-TP-00003

Revision: P07

Issue Date: 23 November 2022

Client Name: GNW Developments Limited

Merchant Exchange
17 – 19 Whitworth Street West
Manchester. M1 5WG.
Tel: 0161 236 2394
www.curtins.com

CIVILS & STRUCTURES • TRANSPORT PLANNING • ENVIRONMENTAL • INFRASTRUCTURE • GEOTECHNICAL • CONSERVATION & HERITAGE • PRINCIPAL DESIGNER
Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Control Sheet

Rev	Description	Issued by	Checked	Date
P01	First issue	DD	AV	26 August 2022
P02	Areas updated	DD	AV	16 September 2022
P03	Planning issue	AT	AT	21 October 2022
P04	Planning issue	AV	AV	11 November 2022
P05	Planning issue	AV	AV	16 November 2022
P06	Planning issue	AV	AV	18 November 2022
P07	Planning issue	AV	AV	23 November 2022

This report has been prepared for the sole benefit, use, and information for the client. The liability of Curtins Consulting Limited with respect to the information contained in the report will not extend to any third party.

Author	Signature	Date
David Dominguez Senior Transport Planner		23 November 2022

Reviewed	Signature	Date
Alex Vogt BSc (Hons) MSc MCIHT TPP Board Director		23 November 2022

Authorised	Signature	Date
Alex Vogt BSc (Hons) MSc MCIHT TPP Board Director		23 November 2022

Table of Contents

1.0 Introduction 1
1.1 Introduction 1
1.2 Purpose of This Report 4
1.3 Structure of the Report 4
2.0 Site Location and Highway Layout 6
2.1 Site Location 6
2.2 Existing Use 6
2.3 Existing Servicing Arrangements 7
2.4 Surrounding Highway Network 8
3.0 Waste Management Policy 12
3.1 Introduction 12
3.2 Waste Management Plan for England (January 2021) 12
3.3 Waste Management in Buildings – Code of Practice (BS 5906:2005) 13
3.4 Building Regulations 14
3.5 Controls on Animal By-Products 14
3.6 Waste Storage and Collection Guidance for New Developments (GD 04 – v6.00) 14
4.0 Waste Forecasting and Strategy 15
4.1 Introduction 15
4.2 Waste Forecast 15
4.3 Collection Frequency 18
4.4 Bin Types 18
4.5 Waste Management Strategy – Internal Arrangements 21
4.6 Waste Management Strategy – Collections 23
5.0 Summary and Conclusions 24
5.1 Summary 24
5.2 Conclusions 24

Figures

Figure 1.1 – Quantum and Use 4
Figure 2.1 – Site Location 6
Figure 2.2 – Map of Changes to Deansgate 10
Figure 2.3 – MCC Deansgate Consultation, 2022 11
Figure 3.1 – Evolution of Waste Management Practices. 13

Tables

Table 4.1 – Great Northern Warehouse - Weekly Waste Volume Forecast. 16
Table 4.2 – Leisure Box – Residential Storage and Commercial Weekly Waste Volume Forecast. 17
Table 4.3 – Deansgate Terraces – Weekly Waste Volume Forecast. 18
Table 4.4 – Great Northern Warehouse - Number of Required Bins. 19
Table 4.5 – Leisure Box - Number of Required Bins. 20
Table 4.6 – Deansgate Terraces - Number of Required Bins. 21

Drawings

Drawing 80058-CUR-XX-00-D-TP-06001 – Waste Management Strategy
Drawing 80483-CUR-XX-00-D-TP-05001 – (Swept Path Analysis) Refuse vehicle

Appendices

Appendix A – Development Proposals
Appendix B – Manchester City Council Waste Pro Forma

1.0 Introduction

1.1 Introduction

1.1.1 Curtins has been appointed by GNW Developments Limited (the Applicant) to provide traffic and transport advice in relation to the Great Northern Redevelopment Application.

1.1.2 The proposals form part of a wider regeneration priority area. On 27 July 2016, Manchester's Executive Committee endorsed the 'Great Northern Complex, Manchester Central and Castlefield Quay Strategic Regeneration Framework' ('SRF'), which sets out a clear ambition to guide the redevelopment, re-modelling and refurbishment of the Site within SRF boundary.

1.1.3 The ambition for the Great Northern Warehouse, Deansgate Terrace and Leisure Box, as set out in the SRF, is to allow the Site to reach its full potential and reflect its strategic and historic importance within Manchester City Centre.

1.1.4 Following the endorsement of the initial SRF by Manchester City Council, an application was submitted in December 2017 (LPA Ref.: 118568/FO/2017). This application for planning permission and listed building consent related to only part of the current application Site and comprised conversion of the majority of the Great Northern Warehouse into residential uses, works to Great Northern Square, and remodelling of the northern end of Deansgate Terrace under the following description of development:

'Refurbishment, restoration and re-use of Great Northern Warehouse building as mixed-use development including retail units (Use Classes A1 shop, A3 restaurant/cafe and A4 drinking establishment), gym (Use Class D2), casino (sui generis) and 118 no. residential apartments (Use Class C3), refurbishment, restoration and extension of 223-255 Deansgate Terrace and Goods Yard Entrance to accommodate ground floor retail units (Use Classes A1 shop, A3 restaurant/cafe and A4 drinking establishment) and 24 no. residential apartments (Use Class C3) on upper floors, reconfiguration of Great Northern Square to allow for redeveloped and additional public realm, to include hard and soft landscaping, and formation of Dean Street parallel to Deansgate, together with associated highway works, access, car parking, servicing, rooftop plant, removal of non-original modern installations and making good and associated works'

1.1.5 This permission was granted on 14 March 2018 and subsequently partially implemented (confirmed via a Certificate of Lawfulness), with demolition, public realm and infrastructure works undertaken within Great Northern Square. The remainder of the permission has, to date, not been realised and refreshed proposals are now coming forward.

1.1.6 After the 2018 SRF, an alternative strategy was set out and endorsed in a partial update to the Great

1.1.7 Northern SRF (March 2019). This allowed for the Great Northern Warehouse upper floors be converted to offices instead of residential.

1.1.8 The latest proposals broadly consist of:

- Refurbishment and reuse of the Great Northern Warehouse to provide office space and ground floor retail and leisure uses, including retention of the existing casino, bowling alley and restaurant.
- Conversion and alterations to the Deansgate Terrace to provide further office accommodation with ground floor retail and leisure space.
- A series of new and enhanced public spaces alongside a remodelled and reworked Great Northern Square to provide an enhanced amenity and experience for all users.
- Creation of at-grade routes between Deansgate Terrace and the Warehouse (Dean Street) and between Deansgate and Watson Street (Allport Street).
- Rationalised car parking (Leisure Box only) and the removal of vehicular ramps to the warehouse.
- Demolition of the existing Odeon Cinema and the creation of new homes within three residential buildings on top of the retained car parking structures. The new homes will benefit from a significant amount of external private amenity space at roof top level.
- Rationalised and de-engineered junctions and access routes onto Watson Street, combined with public realm enhancements and active frontages will create a street that encourages pedestrian movement into the wider city centre northwards from the Deansgate Castlefield transport interchange, and via the new vertical circulation from deck level onto Great Bridgewater Street, being provided as part of Viadux.
- Enhancements to Deansgate Mews as a destination for local independent retailers and local communities. This will be achieved by improving accessibility and providing weather protection to enhance user comfort in external amenity spaces.

1.1.9 The development description is as follows:

"Phased redevelopment of the Great Northern Warehouse (GNW), Deansgate Terrace and Leisure Box, including areas of public realm, comprising:

- *demolition of the central atrium, GNW car park ramps, and other modern elements, alongside removal of 519 car parking spaces from the GNW, retention of casino (Sui Generis), bowling alley and existing food and drink unit (Use Class E) alongside the refurbishment, restoration, and re-use of the Grade II* Listed Great Northern Warehouse to provide office, retail and / or food and drink use (Use Class E) and ancillary areas;*

- *the refurbishment, restoration, partial demolition and 3-storey extension of the Grade II Listed Deansgate Terrace (northern section) and Goods Yard Entrance to form office, retail and / or food*

and drink use (Use Class E) and drinking establishments / hot food takeaway (Sui Generis), with associated public realm works comprising the reconfiguration of Great Northern Square and the introduction of additional public realm with associated hard and soft landscaping, together with highways works, access and servicing facilities, rooftop plant and other associated works;

- *partial demolition of the existing leisure box prior to conversion; reconfiguration and extension of existing car parking to provide 929 parking spaces and associated plant, followed by construction of three residential buildings to provide 746 no. apartments (Use Class C3) above the retained car park comprising ground floor plus 16, 27 and 34 storeys respectively including 753 cycle parking spaces, with office, retail and / or food and drink use (Use Class E), or Sui Generis (drinking establishments / hot food takeaway) at ground floor and level 3, hard and soft landscaping, together with highways works, access and servicing facilities, rooftop plant and other associated works; and*
- *external alterations and restoration of Deansgate Terrace (southern section) to provide office, retail or food and drink use (Use Class E) or Sui Generis (drinking establishments / hot food takeaway / live music venue), along with delivery of associated public realm, highways works, plant, and associated works."*

1.1.10 The proposed quantum and floor areas are as follows:

	Residential	Use Class E (Office/Commercial)	Other
Great Northern Warehouse	N/A	10,979 m² (NIA) / 16,139 m² (GIA) office 1,756 m² (NIA) commercial 8,256 existing non refurbished commercial	156 cycle parking spaces
Deansgate Terrace	N/A	North and Mid 2,329 m² (NIA) / 3,787 m² (GIA) office 2,140 m² (GIA) commercial South 3,914 m² (GIA) commercial/community space Total 2,329 m² (NIA) office and 6,054 m² (GIA) commercial/community space	34 cycle parking spaces
Leisure Box	Building A: 330 dwellings Building B: 125 dwellings Building C: 291 dwellings Total: 746 dwellings	2,441 m² (GIA) commercial	929 car parking spaces 753 cycle parking spaces
Public Realm	There are several main components that make up the public realm, which combine to create a more accessible Site, described as follows: • Great Northern Square; • Dean Street (north); • Deansgate Mews; • Watson Street and Great Bridgewater Street public realm improvements; • Allport Street; and • Podium areas for residents only.		

Figure 1.1 – Quantum and Use

1.2 Purpose of This Report

1.2.1 This Waste Management Strategy (WMS) has been prepared to consider the potential refuse and recyclable waste volumes of the proposed development. This WMS also provides details of the collection arrangements.

1.3 Structure of the Report

1.3.1 Following this introduction, **Section 2** of the report provides a comprehensive description of the site location, including existing use and servicing arrangements, and Highway Network surroundings whilst relevant local and national waste policy is summarised in **Section 3.**

1.3.2 **Section 4** contains the waste forecasting methodology used to establish the likely refuse generation associated with the development proposals, providing details of recycling, waste management and collection procedures. The report is summarised and concluded in **Section 5** with MCC waste pro forma included as **Appendix B**.

2.0 Site Location and Highway Layout

2.1 Site Location

2.1.1 The Site is located within Manchester City Centre adjacent to Deansgate. It is bound by Watson Street to the east, Peter Street (A34) to the north, Deansgate to the west and Great Bridgewater Street to the south.

2.1.2 **Figure 2.1** below shows the site in a local context relating to the local highway network:

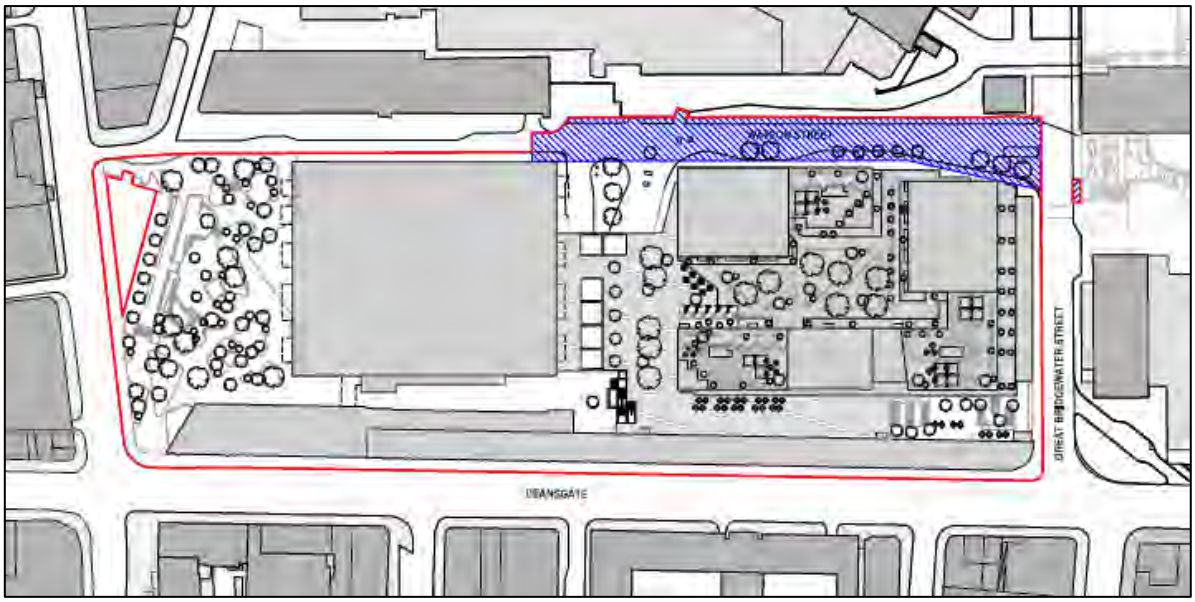


Figure 2.1 – Site Location

2.2 Existing Use

2.2.1 The Site can be broadly divided into four components comprising:

- Great Northern Square – located to the north of the application boundary, the square is an area of public realm with a mix of soft and hard landscaping with an amphitheatre-style seating arrangement in its centre, which currently acts as barrier to movement across the space;
- Great Northern Warehouse – a Graded II* Listed former railway goods warehouse built between 1896 and 1899, which was refurbished in 1999 to provide retail, commercial and car parking spaces (519 spaces);
- Leisure Box and the modern atrium – a modern addition to the Warehouse following the 1999 refurbishments. The Leisure Box contains an Odeon cinema, the Gym and car parking (721 spaces); and
- Deansgate Terrace – covers the length of Deansgate from Peter Street to Great Bridgewater Street. The 3 to 4 storey length of terraces is Grade II Listed and currently comprises a mix of

Map data ©2017 Google

retail, food & drink and commercial uses. The Deansgate Terrance is currently occupied by a mix of tenures - a number of long-term term tenancies alongside a number of short term uses/ meanwhile uses to create activity and placemaking uses while planning for the overall development is concluded.

2.2.2 In total, 1,240 car parking spaces are currently provided across the Site, with 519 bays in the Great Northern Warehouse and 721 bays in the Leisure Box. Access is provided via a roundabout on Watson Street.

2.2.3 The space between the Great Northern Warehouse and Deansgate Terrace is currently occupied by a mixture of access and servicing arrangements, including the car park ramps providing vehicular access to the upper levels of Great Northern Warehouse.

2.3 Existing Servicing Arrangements

2.3.1 Refuse vehicles currently access the Warehouse and Leisure Box via Watson Street which provides access to two dedicated service yards. The Warehouse service yard is located underneath the existing atrium and there is a second service yard for the Leisure Box.

2.3.2 Some vehicles associated with the Terraces also use the Leisure Box for servicing and refuse collection, whilst others are understood to utilise two existing loading bays on Deansgate.

2.3.3 Information from the existing waste management contractor has indicated that there are currently 58 bins for the existing Warehouse and the Leisure Box tenants. This consists of:

Warehouse Service Yard

- 19 Green Bins;
- 7 Red Bins;
- 5 Blue Bins; and
- 3 Grey Bins.

Leisure Box Service Yard

- 3 Red Bins;
- 10 Green Bins;
- 5 Grey Bins; and
- 6 Blue Bins.

2.3.4 The different bins relate to the different waste streams, with blue for general waste, green for glass, red for food and grey for pulpable materials.

2.3.5 To provide an indication of the level of usage of the Warehouse service yard, a waste collection survey was undertaken by Great Northern employees. The survey took place in June 2017 for a two-week period and the results indicate that all waste was collected by a private waste collection company.

2.3.6 During the two-week period there were a total of 29 waste collections for the two service areas. This equates to almost two vehicles per day.

2.3.7 During the same period there were 199 deliveries which equates to circa 14 vehicles per day if spread equally across the period.

2.3.8 Discussions with the operators in 2022 confirmed that this level of activity is still occurring.

2.4 Surrounding Highway Network

Watson Street

2.4.1 Watson Street currently provides access to the existing Warehouse car park, adjacent Leisure Box car park and two internal servicing areas via a roundabout accommodated on the carriageway.

2.4.2 To the north of the roundabout, Watson Street becomes a one-way only route which seeks to prohibit general through-traffic with the exception of servicing and access.

2.4.3 Watson Street also provides access to the Manchester Central service yard and the Manchester Central car park egress.

2.4.4 Watson Street links Great Bridgwater Street to the south and the A34 Peter Street to the north.

2.4.5 Pedestrian footways are provided along both sides of the carriageway. These are reasonably wide on the western side but are less than 2m on the eastern side.

2.4.6 The carriageway width is unusually wide at over 7.5m in front of the Leisure Box, albeit this does narrow down as the road extends north.

Watson Street/Great Bridgwater Street Junction

2.4.7 The Watson Street/Great Bridgewater Street junction is currently a three arm signal controlled junction.

2.4.8 The Watson Street arm has an unusually wide junction mouth and as a result it accommodates a large central refuge island and two exit lanes. There is a staggered push button crossing facility for pedestrians.

2.4.9 The Great Bridgwater Street western arm consists of a single lane in each direction plus cycle lanes on both sides of the carriageway. There is a signal controlled pedestrian crossing with no push button facilities.

2.4.10 The eastern arm consists of a single eastbound lane but two westbound lanes, one for straight ahead movements and one for right turn movements. One of the lanes has been closed for several months to accommodate the construction of Viadux. There is no pedestrian crossing on this arm and no cycle lanes.

A34 Peter Street

2.4.11 The A34 Peter Street connects with Watson Street to the north of the site via an egress-only priority junction. A34 Peter Street is a primary route in central Manchester, providing connectivity to the A6042 Trinity Way to the north-west and the A57(M) Mancunian Way to the south-east.

2.4.12 The route is a single lane, two-way carriageway in the vicinity of the site, with on-street parking, disabled parking, loading bays and taxi ranks along the main carriageway. To the west, the A34 carriageway continues from Peter Street into Quay Street, through a signalised crossroad junction with Deansgate. To the east, the A34 also continues into Oxford Street.

A56 Deansgate

2.4.13 Deansgate connects with the A34 Peter Street via a signalised crossroad junction to the west of the site. Deansgate is a major route connecting Manchester City Centre to the north and the A56-Chester Road and the A57(M) Mancunian Way to the south. The route also has a large quantity of active frontages in the vicinity of the site with a selection of commercial uses including restaurants and cafes, estate agents amongst others.

2.4.14 Deansgate is approximately 14 metres wide with footways provided along both sides of the carriageway, On-street parking is provided along much of Deansgate which reduces the operational width of the carriageway. Loading bays, disabled parking and taxi ranks are also provided.

2.4.15 A stepped pedestrian entrance is provided into the site leading from the footway on the east side of the carriageway. Pedestrian accessibility is also provided onto Deansgate from Great Northern Square.

2.4.16 In May 2020, during the COVID-19 pandemic, a section of Deansgate between King Street West and Blackfriars Street was pedestrianised / closed to car traffic, under emergency legislation brought in by the Government to allow people more room to social distance. ‘Surface guard’ barriers were installed to block access to vehicles whilst providing space for bicycles to pass.

2.4.17 In December 2020, Manchester City Council installed new 'Rhino' barriers to allow buses and taxis to travel one-way down the road (southbound, with the northbound carriageway still closed). Pedestrians still have extra room to walk along the carriageway, and the tree planters remain.

2.4.18 MCC then held a public consultation on the permanent pedestrianisation of the remainder of the A56 Deansgate up until its junction with the A34 Quay Street / Peter Street (and additional changes to surrounding roads), shown in **Figure 2.4**. In these proposals, the remainder of Deansgate could be made one-way in a southbound direction, with a contraflow cycle provision in place northbound.



Figure 2.2 – Map of Changes to Deansgate
(Source: Manchester City Council, 2020)

2.4.19 It is not envisaged that the above plans would have a significant impact on the access arrangements for the proposed development.

2.4.20 However, it is understood that plans to alter the section of Deansgate directly outside the Deansgate Terraces are also under consideration and an extract form a consultation exercise launched by MCC Highways in 2022 is provided below:

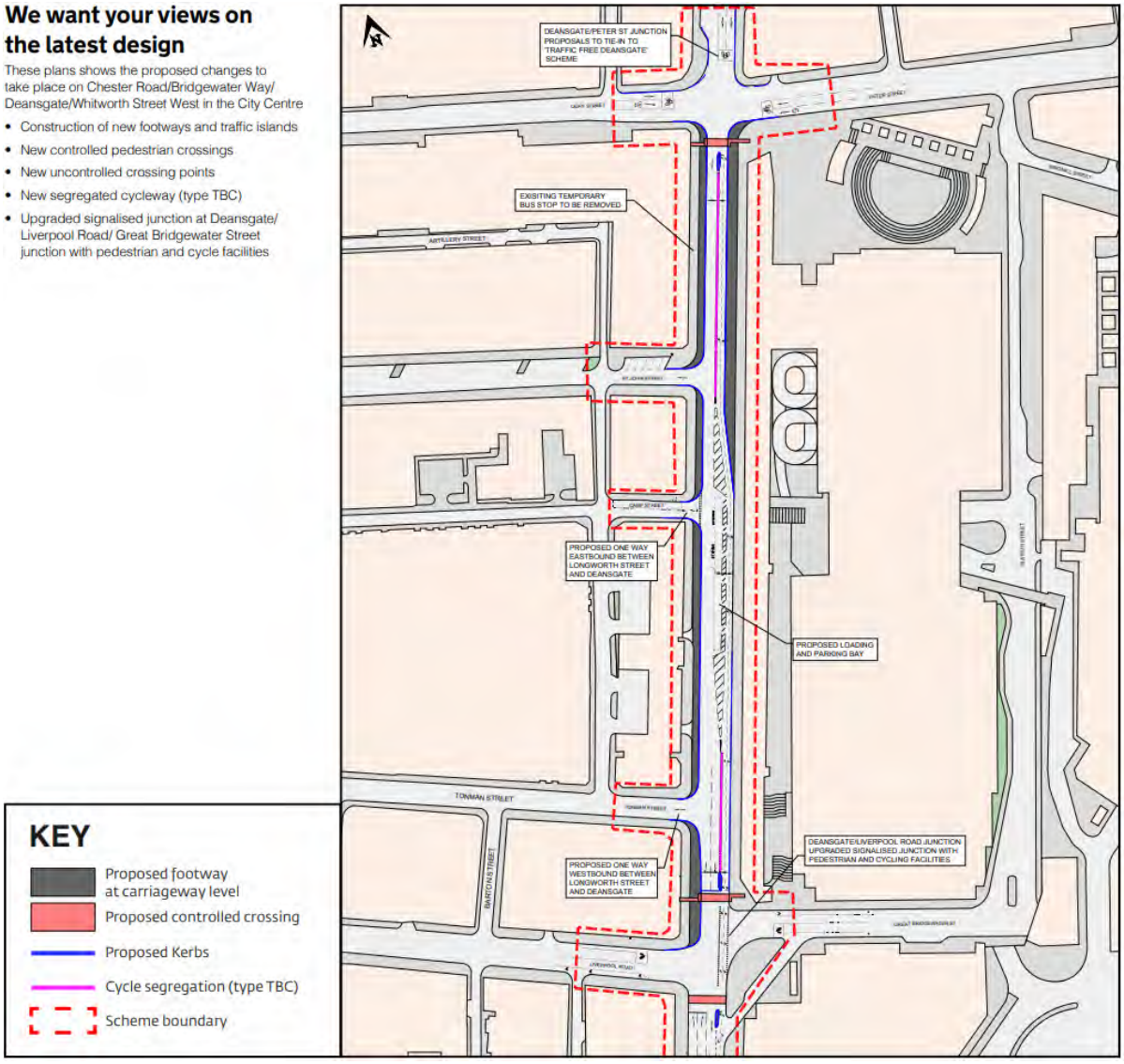


Figure 2.3 – MCC Deansgate Consultation, 2022

2.4.21 The above proposals will change the parking and servicing along the Deansgate frontage of the site, albeit a loading bay in broadly the same area as the existing situation is proposed. The proposals will also prevent vehicles travelling north on Deansgate.

3.0 Waste Management Policy

3.1 Introduction

3.1.1 When developing refuse strategies, it is important to be cognisant of the national and local waste management policies. The following section of the report provides an overview of the policies relevant to the Proposed Development.

3.2 Waste Management Plan for England (January 2021)

3.2.1 The Waste Management Plan for England, to be read in combination with the Resources and Waste Strategy issued in 2018, sets out measures to eliminate avoidable plastic waste, tackle confusion over household recycling, and make sure that those responsible for creating polluting products pay for the costs of that pollution.

3.2.2 The Resources and Waste Strategy identifies five strategic ambitions:

- "To work towards all plastic packaging placed on the market being recyclable, reusable or compostable by 2025;
- To work towards eliminating food waste to landfill by 2030;
- To eliminate avoidable plastic waste over the lifetime of the 25 Year Environment Plan;
- To double resource productivity by 2050; and
- To eliminate avoidable waste of all kinds by 2050."

3.2.3 The next figure, included on the Waste Management Plan, identifies the evolution of *The Waste Hierarchy through* the years, its current status, and the goal for 2030:

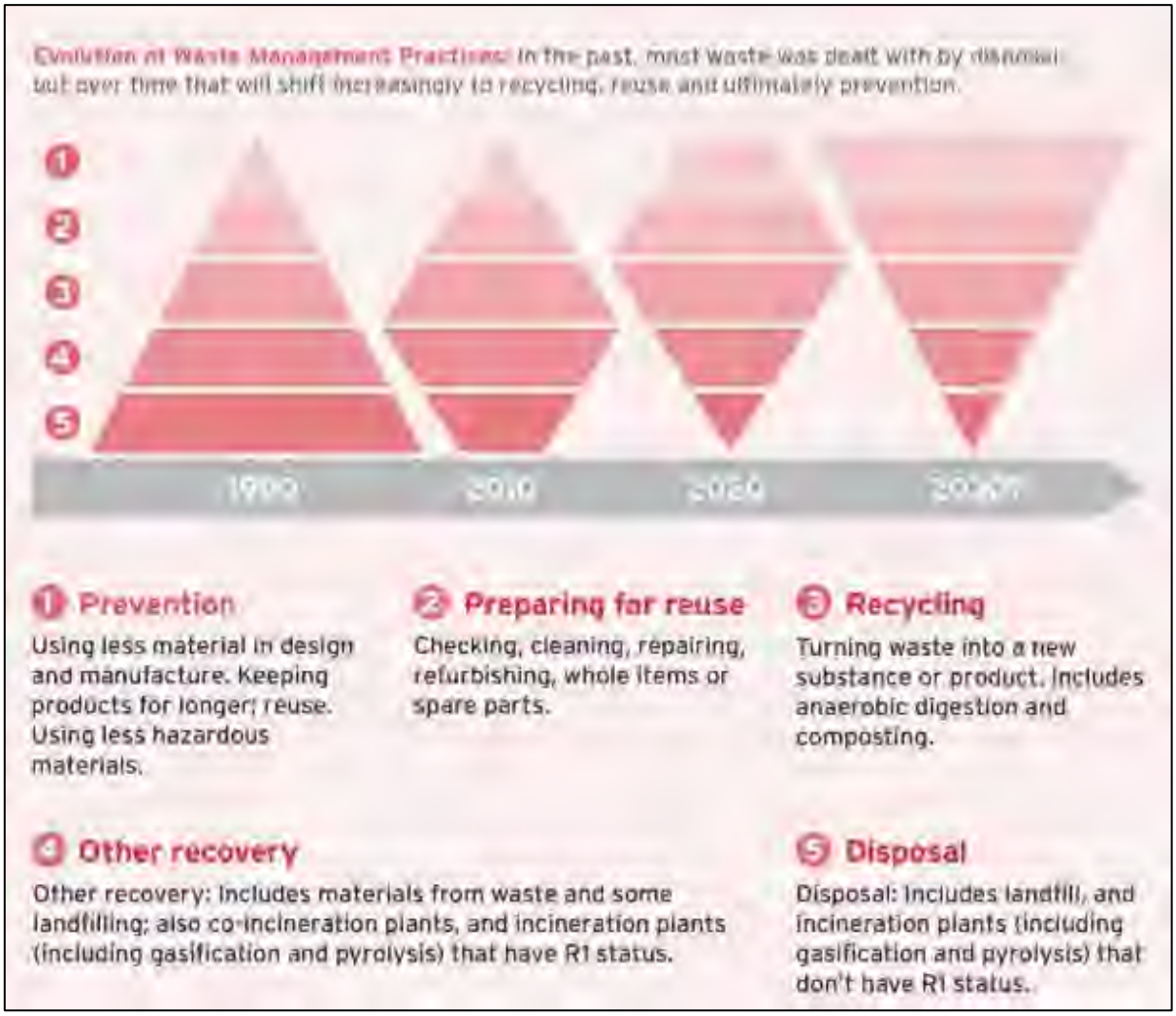


Figure 3.1 – Evolution of Waste Management Practices.
(Source: Defra)

3.2.4 The 2030 hierarchy gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, then recovery, and last of all disposal (e.g. landfill).

3.2.5 This Waste Management Strategy (WMS) adheres to the above guidance, prioritising recycling.

3.3 Waste Management in Buildings – Code of Practice (BS 5906:2005)

3.3.1 To complement the Waste Management Plan for England, a National Code of Practice (BS 5906:2005) document has been developed and this provides guidance relating to waste forecasting for new developments.

3.3.2 This WMS has consulted the weekly arisings included within this Code of Practice, to further support the estimated waste generation set on MCC's GD 04 waste guidance for the anticipated office and commercial uses of the site.

3.4 Building Regulations

3.4.1 In addition to the above guidance, all new developments must comply with the requirements set out in Part H6 of the Building Regulations 2015 which states that adequate means of storing solid waste should be provided and adequate means of access should be provided for people in the building to the place of storage.

3.4.2 This WMS proposes waste storage areas which comply with the requirements set by Building Regulations document.

3.5 Controls on Animal By-Products

3.5.1 Organic waste recycling is subject to DEFRA's Controls on Animal By-Products - Guidance on regulation (EC) 1069/2009 and accompanying implementing Regulation (EC) 142/2011, enforced in England by the Animal By-Products (Enforcement) (England) Regulations 2011.

3.5.2 The regulations predominantly relate to food waste. These regulations state that if the volume of waste is over 20kg, it must be stored and labelled in a special container and will be collected by a licensed carrier, who records all stages of the waste movement.

3.5.3 It is the occupier's responsibility to ensure that a licensed waste company is arranged, and that it complies with the regulation

3.6 Waste Storage and Collection Guidance for New Developments (GD 04 – v6.00)

3.6.1 At a more local level, Manchester City Council has prepared a Waste Storage and Collection Guidance Note which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.

3.6.2 The note states that all planning applications for new developments and conversions must include a Waste Management Strategy that includes:

- An estimated storage area for the waste produced by the development, including office and commercial uses;
- Details of internal and external stores for both waste and recycling; and
- Location of the proposed collection point and details of the route the collection will take.

3.6.3 The following sections of this report provide additional information on each of the above points whilst the pro forma document, contained at the rear of the guidance note, is included as **Appendix B**.

4.0 Waste Forecasting and Strategy

4.1 Introduction

4.1.1 A key element of national and local policy is to ensure that new developments maximise recycling while minimising waste generation. It is important to ensure that developments facilitate high recycling rates by providing convenient, attractive and simple means to achieve Government's goals.

4.1.2 As described above in **Section 2.2**, the Site is divided into four parts:

- The Great Northern Square;
- Great Northern Warehouse and the Atrium Connection Building;
- The Leisure Box; and
- The Deansgate Terraces.

4.1.3 The proposed site layout is provided in **Appendix A** to the rear of the report.

4.1.4 The Great Northern Square and Atrium Connection Building generate minimal waste and on this basis, they will not be considered on this report. The three remaining areas are considered below.

4.2 Waste Forecast

4.2.1 The waste forecast has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 6.00.

4.2.2 A breakdown of this guidance weekly volume forecast per use is provided below:

- Office uses: 2,600l per 1,000m² of gross floor space;
- Retail uses: 5,000l per 1,000m² of gross floor space;
- F&B uses: 1,500l of waste per 20 dining spaces; and
- Residential uses: 0.43m² of storage space per apartment, plus manoeuvring space.

4.2.3 An initial recycling percentage of 50% for all uses has been estimated for calculation purposes. The recycling rate can be updated upon review of the actual recycling rates following occupation.

Great Northern Warehouse

4.2.4 The office use (Use Class E) at the Great Northern Warehouse will occupy a total area (GIA) of **16,139m²**. This area, which will replace the existing Multi-Storey Car Park, includes the proposed office uses across levels 1 to 4 and the co-working space at mezzanine level.

4.2.5 The existing casino, bowling alley and other leisure uses at the lower levels of the Great Northern Warehouse will be retained. It is considered that the level of waste generated by these uses will remain the same as surveyed in 2017.

4.2.6 New retail units will be created at ground floor along Dean Street and on the first floor of the main building, comprising a combined area (GIA) of **1,756m²**.

4.2.7 Based on these requirements, **Table 4.1** forecasts the waste volume generated by the proposed office uses at the Great Northern Warehouse:

Great Northern Warehouse	
Office Use	
Waste Stream	Refuse Volume (16,139m²)
Non-recyclable Waste	20,981l
Dry Mixed Recycling	15,736l
Glass Recycling	5,245l
Great Northern Warehouse Total	**41,961l**
Commercial (Proposed Retail Use)	
Waste Stream	Refuse Volume (1,756m²)
Non-recyclable Waste	4,390l
Dry Mixed Recycling	2,854l
Glass Recycling	1,537l
Proposed Retail Use Total	**8,780l**
Great Northern Warehouse Total	**50,741l**

Table 4.1 – Great Northern Warehouse - Weekly Waste Volume Forecast.

The Leisure Box

4.2.8 The existing Odeon Cinema will be demolished with the car parking retained and remodelled, followed by the development of approximately **746 residential apartments** in a series of taller new buildings on top of the retained structure.

4.2.9 The retail units at ground floor and levels 2 and 3, and market hall uses (also considered retail) have a combined area (GIA) of **1,994m².**

4.2.10 At levels 2 and 3, there is also a café proposed (F&B use), with an overall area (GIA) of **447m².**

4.2.11 The 429 m² gym is considered ancillary to the residential uses.

4.2.12 Based on these requirements, **Table 4.2** forecasts the waste volume generated by all uses at the Leisure Box:

Leisure Box	
Residential Use	
Waste Store	746 Apartments
Waste Store Minimum Area	321m²
Commercial (Retail Use)	
Waste Stream	Refuse Volume (1,994m²)
Non-recyclable Waste	4,985l
Dry Mixed Recycling	3,240l
Glass Recycling	1,745l
Retail Use Total	**9,970l**
Commercial (F&B Use)	
Waste Stream	Refuse Volume (447m² - 134 seats)
Non-recyclable Waste	5,019l
Dry Mixed Recycling	3,011l
Glass Recycling	1,255l
Organic Food Recycling	753l
F&B Use Total	**10,037l**
Leisure Box Commercial Total	**20,007l**

Table 4.2 – Leisure Box – Residential Storage and Commercial Weekly Waste Volume Forecast.

Deansgate Terraces

4.2.13 Conversion and alterations to the Deansgate Terraces will provide increased office space, along with ground floor retail and leisure space.

4.2.14 The office uses proposed at Levels 1 to 3 will comprise a total area (GIA) of **3,787m².**

4.2.15 There is a combination of existing and proposed retail units across different levels. For calculation purposes, both the existing and new units will be considered together, totalling **6,054m²** of GIA.

4.2.16 At the time of writing, the split between F&B and retail units is unclear. For calculation purposes, it has been considered that 50% of the units will be dedicated to retail and the remaining 50% to F&B uses.

4.2.17 Based on these requirements, **Table 4.3** forecasts the waste volume generated by all uses at the Deansgate Terraces:

Deansgate Terraces	
Office Use	
Waste Stream	Refuse Volume (3,787m²)
Non-recyclable Waste	4,923l
Dry Mixed Recycling	3,692l
Glass Recycling	1,231l
Office Use Total	**9,846l**
Commercial (Retail Use)	
Waste Stream	Refuse Volume (3,027m²)
Non-recyclable Waste	7,568l
Dry Mixed Recycling	4,919l
Glass Recycling	2,649l
Retail Use Total	**15,135l**
Commercial (F&B Use)	
Waste Stream	Refuse Volume (3,027m² - 900 seats)
Non-recyclable Waste	33,750l
Dry Mixed Recycling	20,250l
Glass Recycling	8,438l
Organic Food Recycling	5,063l
F&B Use Total	**67,500l**
Deansgate Terraces Total	**92,481l**

Table 4.3 – Deansgate Terraces – Weekly Waste Volume Forecast.

4.3 Collection Frequency

4.3.1 It is envisaged that the collection service will be provided by a private collector for all uses with the exception of the residential uses, which will have their waste collected by the Council.

4.3.2 The frequency of collections for the office and commercial uses is estimated to be three times a week, to be updated based on actual waste generation volumes.

4.4 Bin Types

4.4.1 Given the potential volumes involved for the use of the proposed development, the most suitable containers for the general waste and recycling streams for all uses would be 1,100l Eurobins, whilst the organic waste could be collected in 240l wheelie bins.

4.4.2 The existing casino, bowling alley and other leisure uses at the lower levels of the Great Northern Warehouse will be retained. It is considered that the level of waste generated by these uses will

remain the same as surveyed in 2017 and on this basis have been added to the proposed number of bins below. These are:

- 5 x 1,100l bins for Non-recyclable Waste;
- 3 x 1,100l bins for Dry-Mixed Recycling;
- 19 x 1,100l bins for Glass Recycling; and
- 7 x 240l bins for Organic Recycling.

4.4.3 The following **Tables 4.4, 4.5** and **4.6** summarise the required waste containers per stream for the proposed development. These tables have been produced following the recommendations set by MCC's GD04 Waste Guidance Document, assuming the waste collection frequencies summarised above in **Section 4.3** and described in detail in the following **Chapter 4.6**.

Great Northern Warehouse	
Office Use	
Waste Stream	Number of bins
Non-recyclable Waste	7 x 1,100l
Dry Mixed Recycling	5 x 1,100l
Glass Recycling	2 x 1,100l
Office Use Total	**14 x 1,100l**
Commercial (Existing Leisure Uses)	
Waste Stream	Number of bins
Non-recyclable Waste	5 x 1,100l
Dry Mixed Recycling	3 x 1,100l
Glass Recycling	19 x 1,100l
Organic Food Recycling	7 x 240l
Leisure Use Total	**27 x 1,100l + 7 x 240l**
Commercial (Proposed Retail Use)	
Waste Stream	Number of bins
Non-recyclable Waste	2 x 1,100l
Dry Mixed Recycling	1 x 1,100l
Glass Recycling	1 x 1,100l
Proposed Retail Use Total	**4 x 1,100l**
Great Northern Warehouse Total	**45 x 1,100l + 7 x 240l**

Table 4.4 – Great Northern Warehouse - Number of Required Bins.

Leisure Box	
Commercial (Retail Use)	
Waste Stream	Number of bins
Non-recyclable Waste	2 x 1,100l
Dry Mixed Recycling	1 x 1,100l
Glass Recycling	1 x 1,100l
Retail Use Total	**4 x 1,100l**
Commercial (F&B Use)	
Waste Stream	Number of bins
Non-recyclable Waste	2 x 1,100l
Dry Mixed Recycling	1 x 1,100l
Glass Recycling	1 x 1,100l
Organic Food Recycling	1 x 240l
F&B Use Total	**4 x 1,100l + 1 x 240l**
Leisure Box Total	**8 x 1,100l + 1 x 240l**

Table 4.5 – Leisure Box - Number of Required Bins.

Deansgate Terraces	
Office Use	
Waste Stream	Number of bins
Non-recyclable Waste	2 x 1,100l
Dry Mixed Recycling	2 x 1,100l
Glass Recycling	1 x 1,100l
Office Use Total	**5 x 1,100l**
Commercial (Retail Use)	
Waste Stream	Number of bins
Non-recyclable Waste	3 x 1,100l
Dry Mixed Recycling	2 x 1,100l
Glass Recycling	1 x 1,100l
Retail Use Total	**6 x 1,100l**
Commercial (F&B Use)	
Waste Stream	Number of bins
Non-recyclable Waste	11 x 1,100l
Dry Mixed Recycling	7 x 1,100l
Glass Recycling	3 x 1,100l
Organic Food Recycling	2 x 240l
F&B Use Total	**21 x 1,100l + 2 x 240l**
Deansgate Terraces Total	**32 x 1,100l + 2 x 240l**

Table 4.6 – Deansgate Terraces - Number of Required Bins.

4.4.4 Based on these tables, it is considered that the total number of bins required to store the weekly waste generated by all office and commercial uses (retail and F&B) of the proposed development, and based on the collection frequency described in **Section 4.3** are **85 x 1,100l bins** and **10 x 240l bins**.

4.5 Waste Management Strategy – Internal Arrangements

Residential Use

4.5.1 It is proposed that residents within the proposed development would utilise a refuse chute to transfer waste from their apartments to the waste stores.

4.5.2 There are three waste stores, conveniently located close to each of the cores of the proposed building. The three stores are similarly sized and have a combined area of c.395m². As described on **Section 4.2**, the minimum requirements based on the local guidance are 321m². On this basis, the proposed stores provide an additional c.74m² for manoeuvring and access space.

4.5.3 It is envisaged that initially 50% of the bins in the waste stores will be dedicated to recycling, combining mixed recycling, glass and organic (food). This percentage could be increased at any point, with the aim to achieve future government goals.

4.5.4 The management company would be in charge of monitoring the recycling rates and promote actively high recycling rates. This could be achieved by providing information on the benefits of recycling and how to segregate waste.

4.5.5 The waste storage areas will be well lit and ventilated. The floor will comprise an easily cleaned surface and adequate drainage will be provided.

4.5.6 The management company would be responsible for keeping the waste storage facilities clean and safe. They would also be responsible for cleaning the bins on a regular basis and arranging for replacing damaged bins when necessary. Urban Bubble have prepared a residential waste management strategy which confirms this.

4.5.7 It should also be noted that waste will be transferred by the management company from the waste stores to a waste collection area on the day of delivery.

Commercial Uses

4.5.8 The proposals for the development include an independent waste store at the ground floor level of The Leisure Box, in close proximity to the Great Northern Warehouse and the waste collection point.

4.5.9 The proposed waste storage room measures c.437m² and is capable of accommodating c.100 1,100l bins plus generous manoeuvring space. On this basis, is considered to provide sufficient room to accommodate and operate the total number of bins included above in **Tables 4.4, 4.5 and 4.6**.

4.5.10 It is envisaged that initially at least 50% of the bins in the waste stores would be dedicated to recycling. This percentage could be increased at any point based on actual recycling rates.

4.5.11 The management company and staff of the commercial premises would be in charge of monitoring the recycling rates and promote actively high recycling rates within the employees of the different uses. This could be achieved by giving information on the benefits of recycling and information on how to segregate.

4.5.12 The waste storage areas will be well lit and ventilated, including access to a water feed. The floor will comprise an easily cleaned surface and adequate drainage will be provided.

4.5.13 The management company would be responsible for keeping the waste storage facilities clean and safe. They would also be responsible for cleaning the bins on a regular basis and arranging for replacing damaged bins when necessary.

4.6 Waste Management Strategy – Collections

4.6.1 **Drawing 080483-CUR-XX-00-D-TP-06001** provides details of the location and size of the waste stores, collection point and routes between the stores and the collection point, whilst **Drawing 077658-CUR-XX-00-D-TP-05001** provides the swept path analysis of a large refuse vehicle.

4.6.2 The collection point for all uses is located within the service area at the Leisure Box, in close proximity to the proposed waste stores. Access to this area will be controlled via a barrier system.

4.6.3 **Residential Use**

4.6.4 Waste collection would be provided by scheduled Council collections.

4.6.5 There is a proposed waste holding store for bins awaiting collection. The size of this store is c.89m². The store is conveniently located near the collection point. The management company would collect the bins from the waste holding store and transport them to the collection point, where Council operatives loading the bins into the refuse vehicle.

4.6.6 Once the bins have been emptied, containers would be carried immediately back to the bin stores by the management company.

4.6.7 **Commercial Uses**

4.6.8 It is envisaged that a private collector would be appointed to collect the waste for all uses. As different uses are expected at the proposed development, this could be provided by different companies. However, any appointed company would follow the strategies described within this report.

4.6.9 For calculation purposes, it has been estimated that the proposed development would have a collection frequency of three times a week for all commercial uses.

4.6.10 However, based on the variable nature of both uses and that this report includes robust calculations as a worst-case scenario, it is considered that the frequency of these collections will be arranged after occupation, based on the actual waste generation volumes. The management company and staff of the commercial uses will be in charge of monitoring bin usage and adjusting the collection frequency accordingly.

4.6.11 The waste operatives from the private collection company will collect the bins from the bin store since it is located in close proximity to the collection point / loading area.

4.6.12 Once the bins have been emptied, containers would be carried immediately back to the bin store by operatives of the private waste collection company.

4.6.13 Furthermore, it is important to highlight that since collections are arranged with private contractors, timings could be agreed upon to minimise disturbance to amenity in the area.

5.0 Summary and Conclusions

5.1 Summary

5.1.1 Curtins has been appointed by Great Northern Warehouse Developments Limited (the Applicant) to provide traffic and transport advice in relation to the Great Northern Redevelopment Application.

5.1.2 The proposed ground floor layout plan is included in **Appendix A**.

5.1.3 This Waste Management Strategy (WMS) has been prepared to consider the potential refuse and recyclable waste volumes, including potential organic waste, and for all uses of the proposed development. This WMS also provides details of the collection arrangements.

5.1.4 The waste forecast has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 6.00.

5.1.5 An initial recycling percentage of 50% for all uses has been estimated for calculation purposes.

5.1.6 The report demonstrates that the residential uses of the development are proposed with waste stores capable of accommodating the bins required by the local guidance. The bins will be collected by the Council operatives at the collection point.

5.1.7 The commercial uses, including retail, F&B and sui generis (such as the casino) will be served by private refuse collections. The bins will be collected from the proposed commercial waste store by the private collection company operatives.

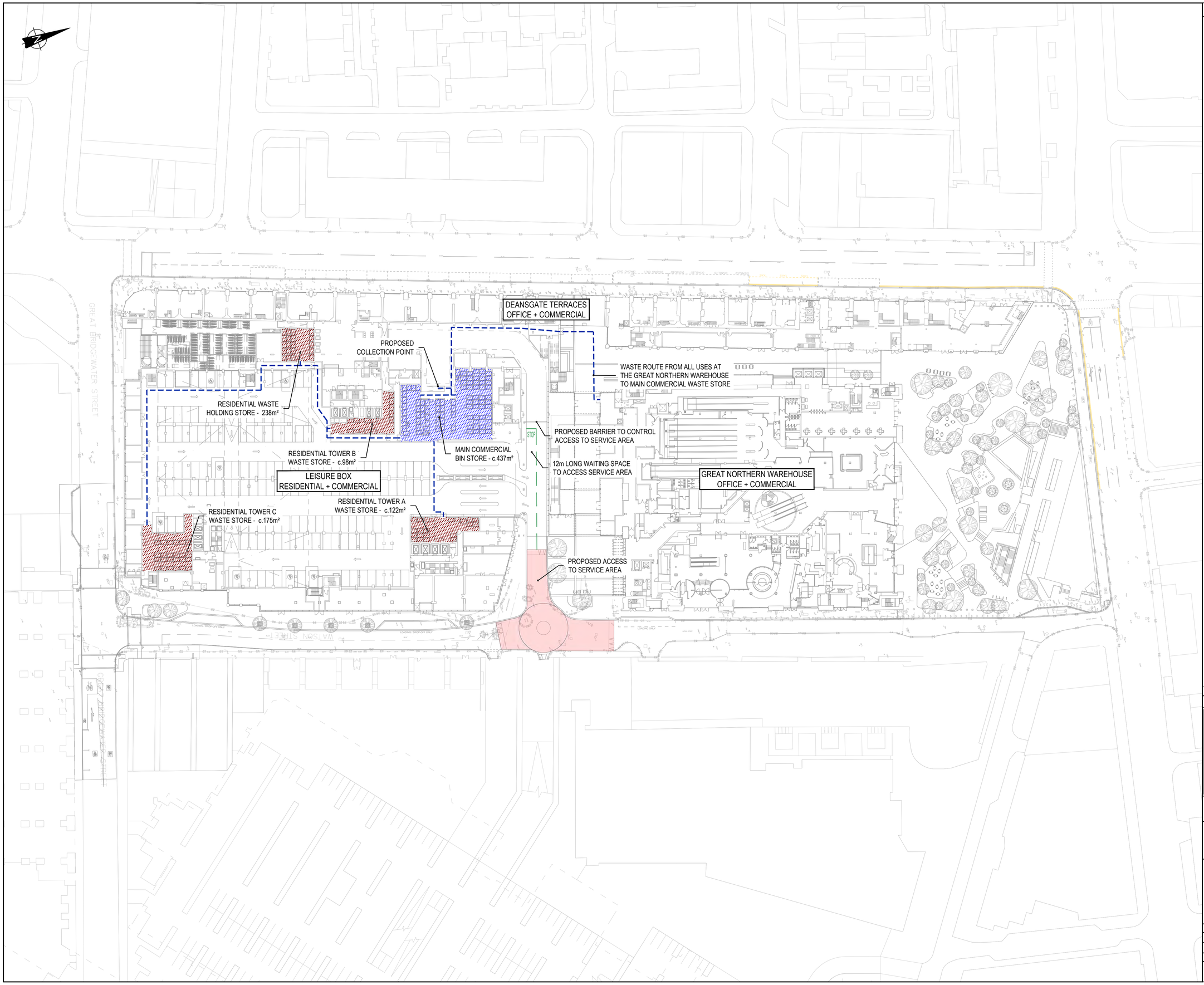
5.1.8 All commercial uses of the development are anticipated to be served by three-times-a-week collections. The collection frequency is subject to be updated following occupation, as typically the waste generated by both the office and commercial uses varies significantly based on the final occupier.

5.1.9 The collection point for all uses is located within the service area at the Leisure Box, in close proximity to the proposed waste stores. Access to this area will be controlled via a barrier system.

5.2 Conclusions

5.2.1 From a Waste Management perspective, there are no reasons why the development proposals should not be granted planning approval.

Drawings



GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
4. FOR GENERAL NOTES REFER TO DRAWING.
5. THE CONTENT OF THIS DRAWING IS FOR INDICATIVE INFORMATION ONLY AND NOT SUITABLE FOR CONSTRUCTION PURPOSES.
6. BASED ON SIMPSON HAUGH'S DRAWING REF.: '10422-SHP-Z0-A-B5D9-G100-PL-00-001-P01'
7. LANDSCAPE BASED ON PLANIT'S DRAWING REF.: '2891-PLA-XX-00-DR-L-0001-P04'
8. BASED ON LAND SURVEY WHERE AVAILABLE
9. GREAT BRIDGEWATER STREET / WATSON STREET JUNCTION BASED ON VECTOS' DRAWING REF.: 'SVA-VEC-0-P1-DR-CH-0100'

KEY:
- COMMERCIAL WASTE STORE
- RESIDENTIAL WASTE STORE
- BIN ROUTES
- PROPOSED ROAD MARKINGS
- PROPOSED RAISED TABLE

Rev:	Description:	Date:	By:	Chkd:
P02	Proposed layout updated	10/11/22	DD	AV

curtins
Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG
0161 236 2394
manchester@curtins.com
www.curtins.com
Civils & Structures • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer
Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Status:
PRELIMINARY

Project:
GREAT NORTHERN WAREHOUSE
MANCHESTER

Drg Title:
WASTE MANAGEMENT STRATEGY

Size:	Date:	Drawn By:	Designed By:	Checked By:
A1	26/08/22	DD	DD	AV

Scale: 1:500

Project No:	Originator:	Volume:	Level:	Type:	Role:	Category / Number:	Rev:
080483	CUR	XX	00	D	TP	06001	P02

\\mafs02\Projects\080001 - 081000\080483 - GNW Full Site Application 2021\04-Production\4A-Models-Drawings\TP\CAD\06\

EXISTING LOADING BAY (3x10m)

EXISTING LOADING BAY (3x16m)

PROPOSED SERVICE AREA

PROPOSED BARRIER TO CONTROL ACCESS TO SERVICE AREA

PROPOSED LOADING AREA (2.7x14m)

PROPOSED LOADING AREA (2.7x18.5m)

PROPOSED LOADING BAY (2.7x13.5m)

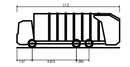
GREAT BRIDGEWATER STREET

GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
4. FOR GENERAL NOTES REFER TO DRAWING.
5. THE CONTENT OF THIS DRAWING IS FOR INDICATIVE INFORMATION ONLY AND NOT SUITABLE FOR CONSTRUCTION PURPOSES.
6. LAYOUT BASED ON SIMPSON HAUGH'S DRAWING REF.: '10422-SHP-Z0-A-B5D9-G100-PL-00-001-P01'
7. LANDSCAPE BASED ON PLANIT'S DRAWING REF.: '2891-PLA-XX-00-DR-L-0001-P04'
8. BASED ON LAND SURVEY WHERE AVAILABLE
9. GREAT BRIDGEWATER STREET / WATSON STREET JUNCTION BASED ON VECTOS' DRAWING REF.: 'SVA-VEC-0-P1-DR-CH-0100'

KEY:
PROPOSED ROAD MARKINGS
PROPOSED RAISED TABLE

VEHICLE PROFILE:



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)

Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.700m
Minimum Ground Clearance	0.301m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.500m

Rev:	Description:	Date:	By:	Chkd:
P04	Proposed layout updated	10/11/22	DD	AV
P03	Proposed layout updated	24/08/22	DD	AV
P02	Proposed layout updated	16/06/22	DD	AV

curtins

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

Civils & Structures • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer
Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Status:
PRELIMINARY

Project:
GREAT NORTHERN WAREHOUSE
MANCHESTER

Drg Title:
SWEPT PATH ANALYSIS
11.2m REFUSE VEHICLE

Size:	Date:	Drawn By:	Designed By:	Checked By:
A1	16/03/22	DD	DD	AV
Scale: 1:500				

Project No:	Originator:	Volume:	Level:	Type:	Role:	Category / Number:	Rev:
080483	CUR	XX	00	D	TP	05001	P04

\\mafs02\Projects\080001 - 081000\080483 - GNW Full Site Application 2021\Q4-Production\4A-Models-Drawings\TP\CAD\05\

Appendix A – Development Proposals

KEY:

Residential (Use Class C3)

- Residential Entrance/ Shared Amenity
- Residential circulation/ Private Amenity
- One Bed Apartment
- Two Bed Apartment
- Three Bed Apartment

Office (Use Class E(c))

- Office
- Office Entrances
- Office Circulation/ Balconies & Terraces

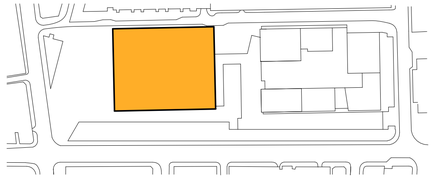
Commercial, Business & Service Community (Use Class Varies)

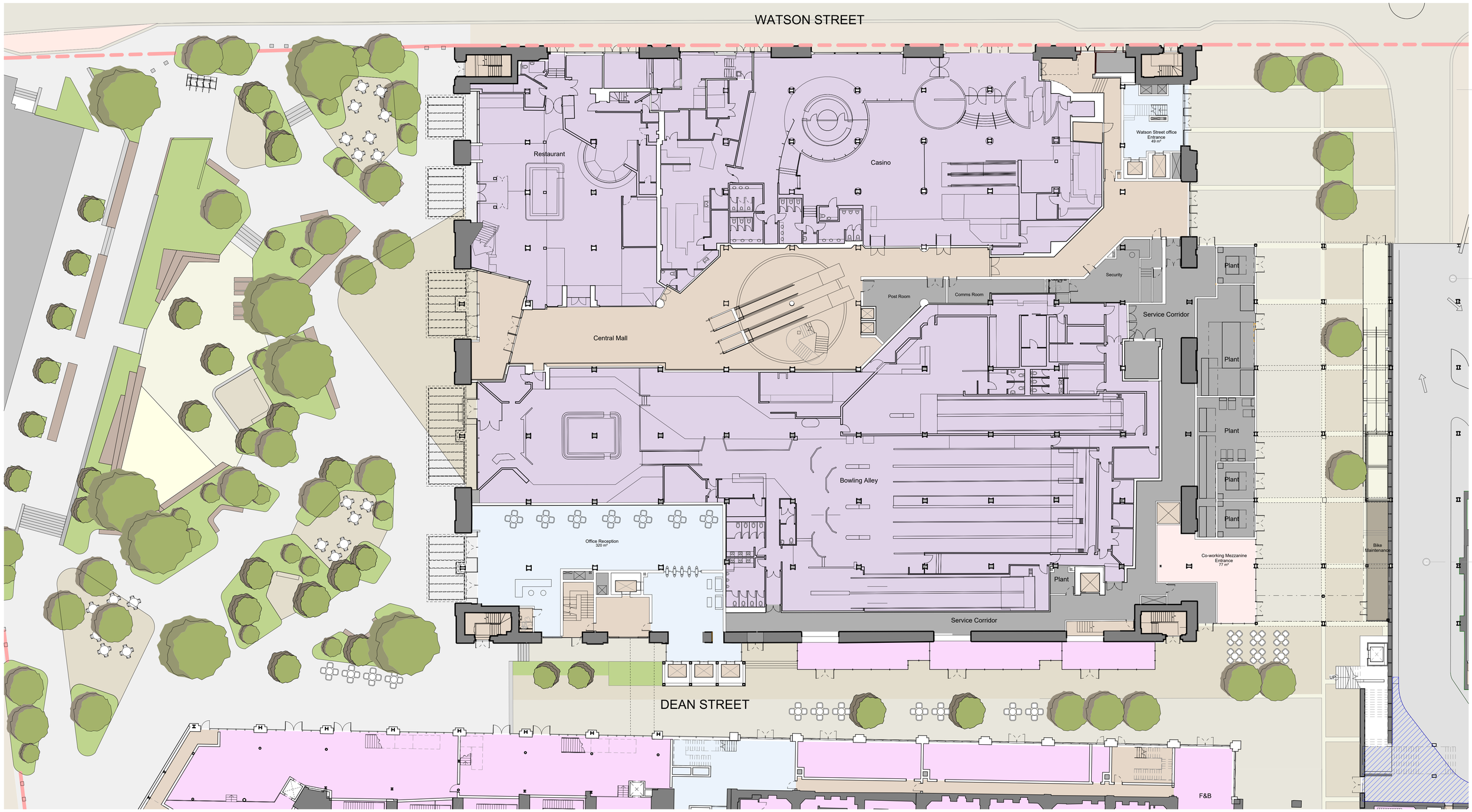
- Use Class E
- Use Class E or Sui Generis (Entertainment Venue)
- Use Class E or Sui Generis (Drinking Establishments or Hot Food Takeaway or Entertainment Venue)
- Use Class E or F2 (b)
- Entrances & Circulation

Other (Use Class Varies)

- Car Park (Sui Generis)
- Ancillary (Plant, Refuse Stores, Back of House, etc)
- Ancillary (Cycle Stores)

KEY PLAN:





This drawing is copyright
Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2022-03-09	First Issue
P02	2022-06-10	Interim Issue
P03	2022-07-25	Scheme Update
P04	2022-08-12	Developed Scheme Issue
P05	2022-09-02	Stage 2 Issue
P06	2022-10-10	Planning Design Freeze
P07	2022-10-13	Room Tags Added for Client Issue

Project Title
Great Northern

Drawing Title
General Arrangement
Warehouse
Proposed Ground Floor Plan

Project No
10422

Scale
1 : 200@ A1

Status
FOR INFORMATION

PROJ - ORIG - ZONE - HOLE - CLASS - TYPE - LOC - SEQ
10422-SHP-Z2-A-G200-PL-00-001

Revision
P07

simpsonhaugh

Manchester
+44 (0)161 835 2345

London
+44 (0)20 7549 4000

© SimpsonHaugh and Partners 2022

KEY:

Residential (Use Class C3)

- Residential Entrance/ Shared Amenity
- Residential circulation/ Private Amenity
- One Bed Apartment
- Three bed apartment
- Two Bed Apartment

Office (Use Class E(c))

- Office
- Office Entrances
- Office Circulation/ Balconies & Terraces

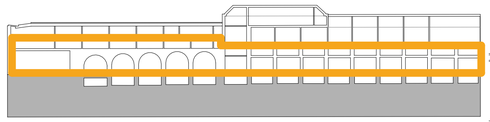
Commercial, Business & Service Community (Use Class Varies)

- Use Class E
- Use Class E or Sui Generis (Entertainment Venue)
- Use Class E or Sui Generis (Drinking Establishments or Hot Food Takeaway or Entertainment Venue)
- Use Class E or F2 (b)
- Entrances & Circulation

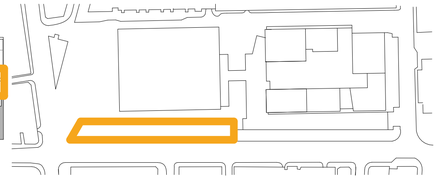
Other (Use Class Varies)

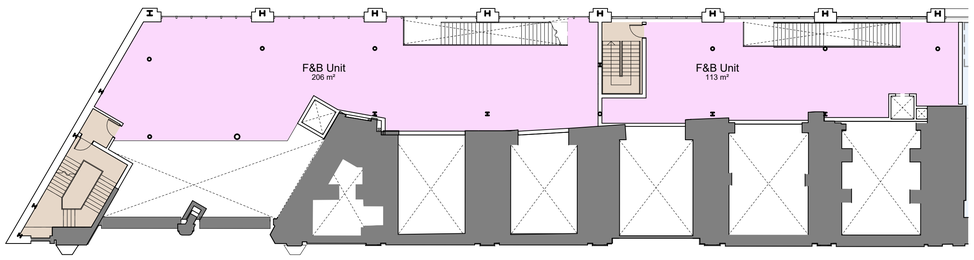
- Car Park (Sui Generis)
- Ancillary (Plant, Refuse Stores, Back of House, etc)
- Ancillary (Cycle Stores)

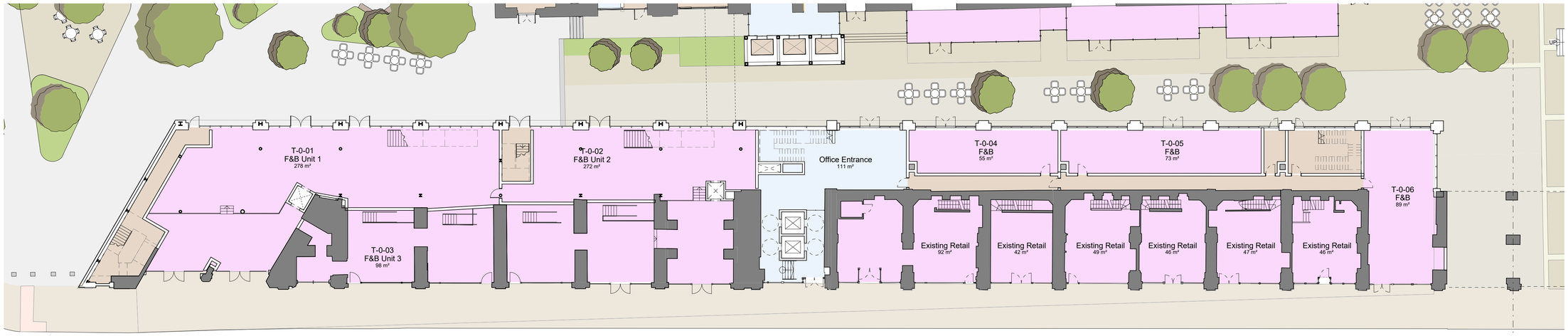
Z3A KEY SECTION:



KEY PLAN:







This drawing is copyright
Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2022-03-09	First Issue
P02	2022-06-10	Interim Issue
P03	2022-07-22	Scheme Update
P04	2022-08-12	Developed Scheme Issue
P05	2022-09-02	Stage 2 Issue
P06	2022-10-10	Planning Design Freeze
P07	2022-10-13	Room Tags Added for Client Issue

Project Title
Great Northern

Status
FOR INFORMATION

Drawing Title
General Arrangement
Terraces A - Proposed Ground Floor Plan

Project No
10422

Scale
1 : 200@ A1

PROJ.-ORG.-ZONE-AGLE-CLAS-TYPE-LOC.ORD
10422-SHP-Z3A-A-G200-PL-00-001

Revision
P07

simpsonhaugh
Manchester
+44 (0)161 835 2345
London
+44 (0)20 7549 4000

© SimpsonHaugh and Partners 2022

KEY:

Residential (Use Class C3)

- Residential Entrance/ Shared Amenity
- Residential circulation/ Private Amenity
- One Bed Apartment
- Three bed apartment
- Two Bed Apartment

Office (Use Class E(c))

- Office
- Office Entrances
- Office Circulation/ Balconies & Terraces

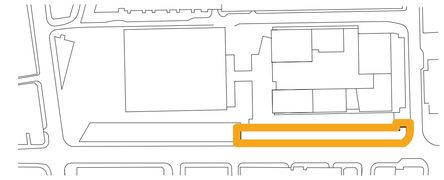
Commercial, Business & Service Community (Use Class Varies)

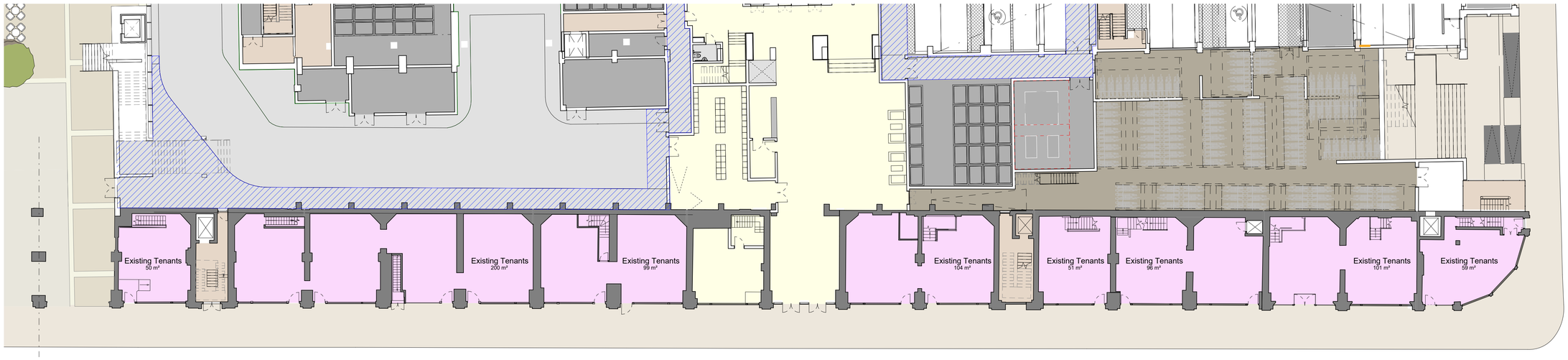
- Use Class E
- Use Class E or Sui Generis (Entertainment Venue)
- Use Class E or Sui Generis (Drinking Establishments or Hot Food Takeaway or Entertainment Venue)
- Use Class E or F2 (b)
- Entrances & Circulation

Other (Use Class Varies)

- Car Park (Sui Generis)
- Ancillary (Plant, Refuse Stores, Back of House, etc)
- Ancillary (Cycle Stores)

KEY PLAN:





This drawing is copyright
Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2022-03-09	First Issue
P02	2022-06-10	Interim Issue
P03	2022-07-22	Scheme Update
P04	2022-08-12	Developed Scheme Issue
P05	2022-09-02	Stage 2 Issue
P06	2022-10-10	Planning Design Freeze
P07	2022-10-13	Room Tags Added for Client Issue

Project Title
Great Northern

Drawing Title
General Arrangement
Terraces B - Proposed Ground Floor Plan

Project No
10422

Scale
1 : 200@ A1

Status
FOR INFORMATION

PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10422-SHP-Z3B-A-G200-PL-00-001

Revision
P07

simpsonhaugh

Manchester
+44 (0)161 835 2345

London
+44 (0)20 7549 4000

© SimpsonHaugh and Partners 2022

KEY:

Residential (Use Class C3)

- Residential Entrance/ Shared Amenity
- Residential circulation/ Private Amenity
- One Bed Apartment
- Two Bed Apartment
- Three bed apartment

Office (Use Class E(c))

- Office
- Office Entrances
- Office Circulation/ Balconies & Terraces

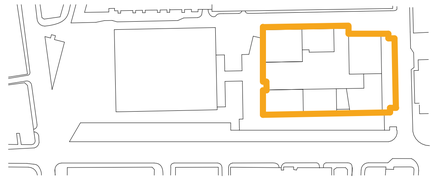
Commercial, Business & Service Community (Use Class Varies)

- Use Class E
- Use Class E or Sui Generis (Entertainment Venue)
- Use Class E or Sui Generis (Drinking Establishments or Hot Food Takeaway or Entertainment Venue)
- Use Class E or F2 (b)
- Entrances & Circulation

Other (Use Class Varies)

- Car Park (Sui Generis)
- Ancillary (Plant, Refuse Stores, Back of House, etc)
- Ancillary (Cycle Stores)

KEY Plan:





This drawing is copyright
Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	09-03-2022	First Issue
P02	10-06-2022	Interim Issue
P03	25-07-2022	Scheme Update
P04	12-08-2022	Developed Scheme Issue
P05	02-09-2022	Stage 2 Issue
P06	10-10-2022	Planning Design Freeze
P07	13-10-2022	Room Tags Added for Client Issue

Project Title
Great Northern
Manchester

Status
FOR INFORMATION

Drawing Title
General Arrangement
Leisure Box - Proposed Ground Floor Plan

Project No
10422

Scale
1 : 200@ A1

PROJ - ORIG - ZONE - MOLF - CLAS - TYPE - LOC - SEQ
10422-SHP-Z4-A-G200-PL-00-001

Revision
P07

simpsonhaugh
Manchester
+44 (0)161 835 2345
London
+44 (0)20 7549 4000

© SimpsonHaugh and Partners 2022

Appendix B – MCC Waste Pro Forma

Appendix E Proforma for Planning Applications

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: TBC
Date Submitted: 18/11/22

Estimated volumes/ m^2 required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	
Pulpable Recycling	140 / 240	1 x wheeled bin	
Mixed Recycling	140 / 240	1 x wheeled bin	
Garden Waste	140 / 240	1 x wheeled bin	
Food Waste	23	1 x 23 litre caddy	

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m^2 has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	Yes, a total of c.395m2 across three store rooms, for a total of 746 apartments. An additional 89m2 holding store is also proposed.

Commercial Developments

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

General Waste - See Tables 4.4, 4.5 and 4.6 of this report Pulpable Recycling - Mixed Recycling - Food Waste - Industrial Waste -

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

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☒

Internal Stores (Residential and Commercial)

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

Storage Areas for Waste Containers (Residential and Commercial)

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

Residents will store the waste internally before taking it to the closest waste chute located at each floor. The employees of the commercial units will store waste internally within the retail space before taking it to the commercial waste storage room. It is envisaged that a private collection company would collect the waste 3 times per week for the commercial uses, whilst residential uses will be served by Council collections. The bin stores have been sized to accommodate this frequency of collection.

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

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

Ventilation -	Consideration has been given to appropriately ventilate the waste storage facilities. Details have been provided in relevant documentation.
Hygiene -	Storage rooms will be constructed in permeable materials. The management company will be responsible of cleaning the facilities.

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

The management company.

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take	☒

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

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

curtins

Curtins Consulting Ltd registered in England and Wales No: 2054159
Registered office: 51-55 Tithebarn Street, Liverpool, L2 2SB