



FELLOWS
ENVIRONMENTAL
waste | energy | resource management

WASTE MANAGEMENT STRATEGY
645 STOCKPORT ROAD
MANCHESTER
M12 4QA

FINAL

25th August 2022



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1. INTRODUCTION

This is an addendum to the waste management strategy proforma for the proposed development works at 645 Stockport Road, Manchester, M12 4QA. This will include any additional information and drawings which continue from the information presented within the proforma and is in line with the guidance document; GD04 Waste Storage and Collection Guidance for New Developments v6.

The property sits within an established parade of commercial properties which is close to the heart of Longsight shopping district. It sits amongst a mix of businesses uses including, estate agent, hardware store, general food store, restaurant and other takeaways.

There is no rear yard area with the site. The building completely covers the site area. The site does connect onto Sullivan St for service access at the rear of the property.

The existing premises (Class E) retail is currently vacant. The proposal for the new occupier is to create a contemporary hot food (Sui generis) business with offering desserts also including gourmet burgers, paninis along with quality milkshakes and hot desserts.

There will be limited seating to the front for customers with perimeter bar stool seating and fixed tables and a serving refrigerator counter with the dessert offerings displayed. The planning application does not propose to extend the existing building and the accommodation required has been reconfigured within the existing footprint of the property.

- The overall site area is approximately 0.0089 hectares (89m²).
- The existing GIA is 1162sq.ft (108m²).
- The proposed GIA of the building will remain as 1162.ft (108m²).

2. WASTE MANAGEMENT STRATEGY

In line with GD04 Waste Storage and Collection Guidance for New Developments v6 and relevant Manchester City Council service standards Fellows Environmental (FE) have prepared this addendum to the waste management proforma.

2.1 Estimated volumes and types of waste

2.1.1 Domestic Flat

In line with GD04 Waste Storage and Collection Guidance for New Developments v6 the flat is classed as a low rise domestic development as there are less than 10 apartments. With 1 flat requiring 3 140l wheeled bins and a 23l food caddy (no garden so only food caddies required) this would total 3 140l bins and 1 caddy as shown in Table 1 below.

Table 1: Total domestic waste receptacles required.

Waste Type	Number of bins	Capacity	Collection frequency
General Refuse	1	140 litre	Fortnightly
Mixed Dry Recycling	1	140 litre	Fortnightly
Palpable Recycling	1	140 litre	Fortnightly
Food Waste	1	23 litre	Fortnightly

2.1.2 Commercial

The hot food (Sui generis) business is classed as a restaurant / fast food outlet within the guidance. Therefore it requires 1,500l per 20 dinning spaces. The establishment has seating for 15, therefore would require 1,150 litres of capacity. The guidelines do not include a collection frequency and it is proposed that 3 240l bins are provided which will allow for 66% recycling capacity and collected weekly or less. This will encourage recycling. Table 2 below shows the proposed bins.

Table 2: Total number of waste receptacles required.

Waste Type	Number of bins	Capacity	Collection frequency
General Refuse	1	240 litre	Weekly or less
Mixed Dry Recycling	1	240 litre	Weekly or less
Food waste	1	240 litre	Weekly or less

2.2 Internal Stores

The fast food establishment will have a general waste bin in the toilet and a recycling, food waste and general waste receptacle in the kitchen and a general waste bin main serving area.

The flat will have a food waste, general and recycling bins within the kitchen area with a general waste bin in the toilet.

2.3 Storage Areas for Waste Containers

2.3.1 External Store

The bin store will be located to the rear of the building as shown on drawing (02)001 PL2. Plate 1 below shows the layout of the bin store.

Plate 1: Bin Store Layout

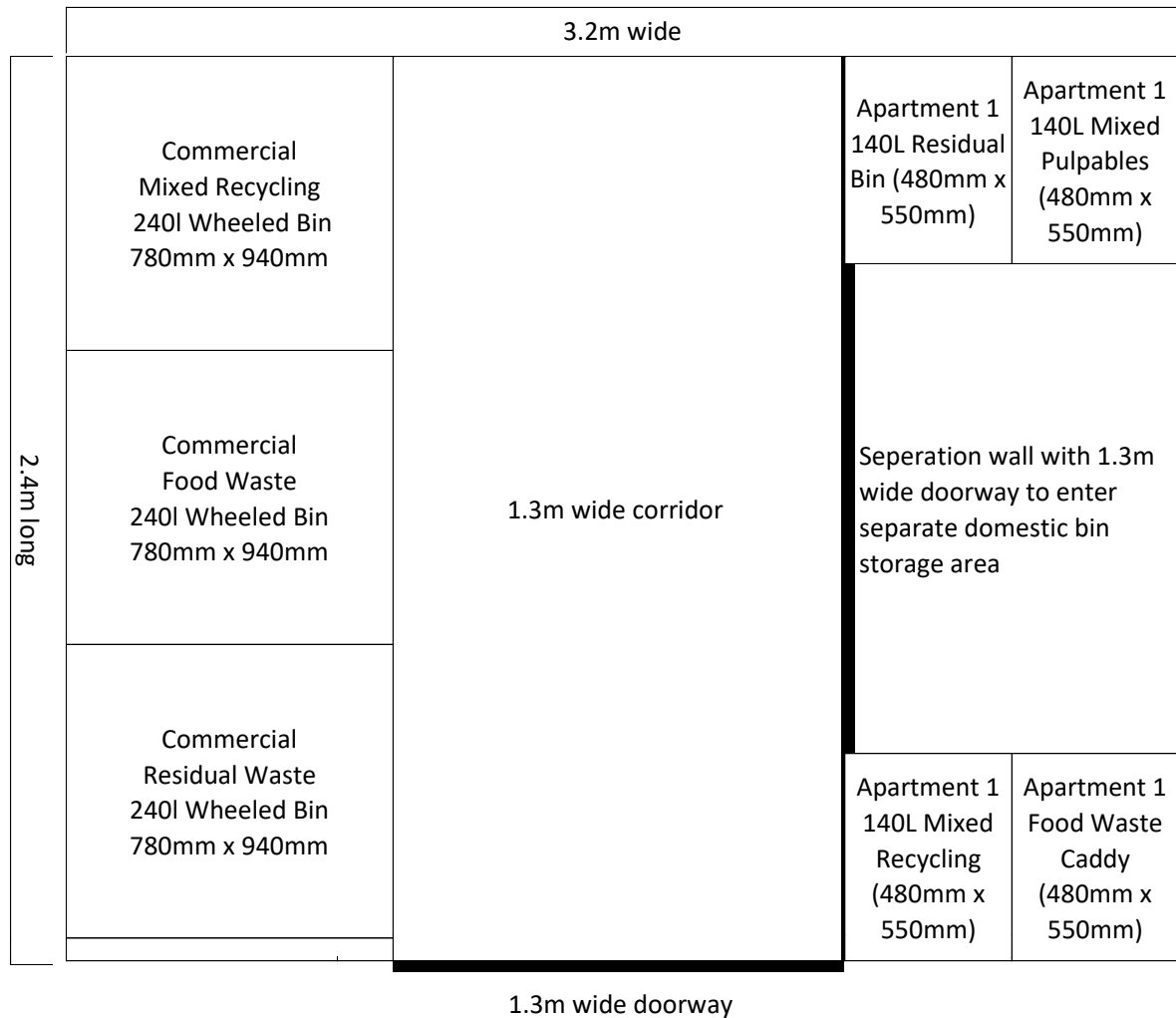


Plate 1 above shows the bin store which is 3.2m by 2.4 with a 1.3m wide access doorway and 1.3m wide corridor allowing each bin to be accessed separately and removed without moving any other bins. The store has a smooth continuous surface. The store has a divide and a 1.3m wide doorway into the separate domestic bin storage area.

Ventilation, Hygiene and Cleaning Proposals

The storage area will have a vent in the door to allow for circulation of air. The bins will be cleaned as required.

2.4 Location of Proposed Collection Points and Collection Vehicle route

The bins will be taken from the bin store to the collection point on Sullivan Street (green circle on Plan A) by the occupiers. The occupiers will return the bins to the store following collection. The waste collection vehicle will travel along Sullivan Street to collect the bins (as shown by the orange arrow on Plan A below).

Plan A – Collection Point & Collection Vehicle Route

