

Gorton Hub

Service and Delivery Management Plan

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1.0 Introduction

This document has been prepared pursuant to the discharge of planning condition 14 of planning permission ref 124359/VO/2019

Planning condition 14 states *“Prior to occupation of the Community Hub a detailed servicing strategy shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation being brought into use.*

Reason - In the interests of highway safety, and in order to manage and schedule deliveries within the service area. pursuant to policy T1 of the Core Strategy for Manchester.”

The Gorton Hub is a 6700m2 multi-tenant building providing a range of public services including:

- Facilities Management for the premises
- Library
- Adult Education
- Housing
- Community Services
- Skills training
- General Practitioners
- Adult health services, including treatment, podiatry, physiotherapy & IV therapy
- Children's health services, including community nursing, asthma, orthoptics, speech & language therapy
- District Nursing, Health Visitors, Community & specialist teams
- Mental Health Services
- Pharmacy, for dispensing and minor ailments (by a third party tenancy tbc)

This document will set out the strategy for managing deliveries, servicing and refuse for the site.

2.0 Site Location and Proposed Development

2.1 Site Location

The Gorton Hub development site is approximately 4km East of Manchester City Centre & located off the A57 Hyde Road within Gorton District Centre. Gorton is a mainly residential area with good transport links to the City Centre, M60 and East Manchester.

The proposed development site is surrounded by public highways to the South, West & North. To the East the site backs onto the rear delivery yard of a large Tesco superstore.

The application site comprises land indicated within the red boundary lines upon the location plan. The application site can be broadly described as being in two parts A & B.

Part A is the site of the Gorton Hub building located upon the corner of Hyde Road, Whitwell Way & Garratt Way.

Part B the site of public car parking immediately to the East.

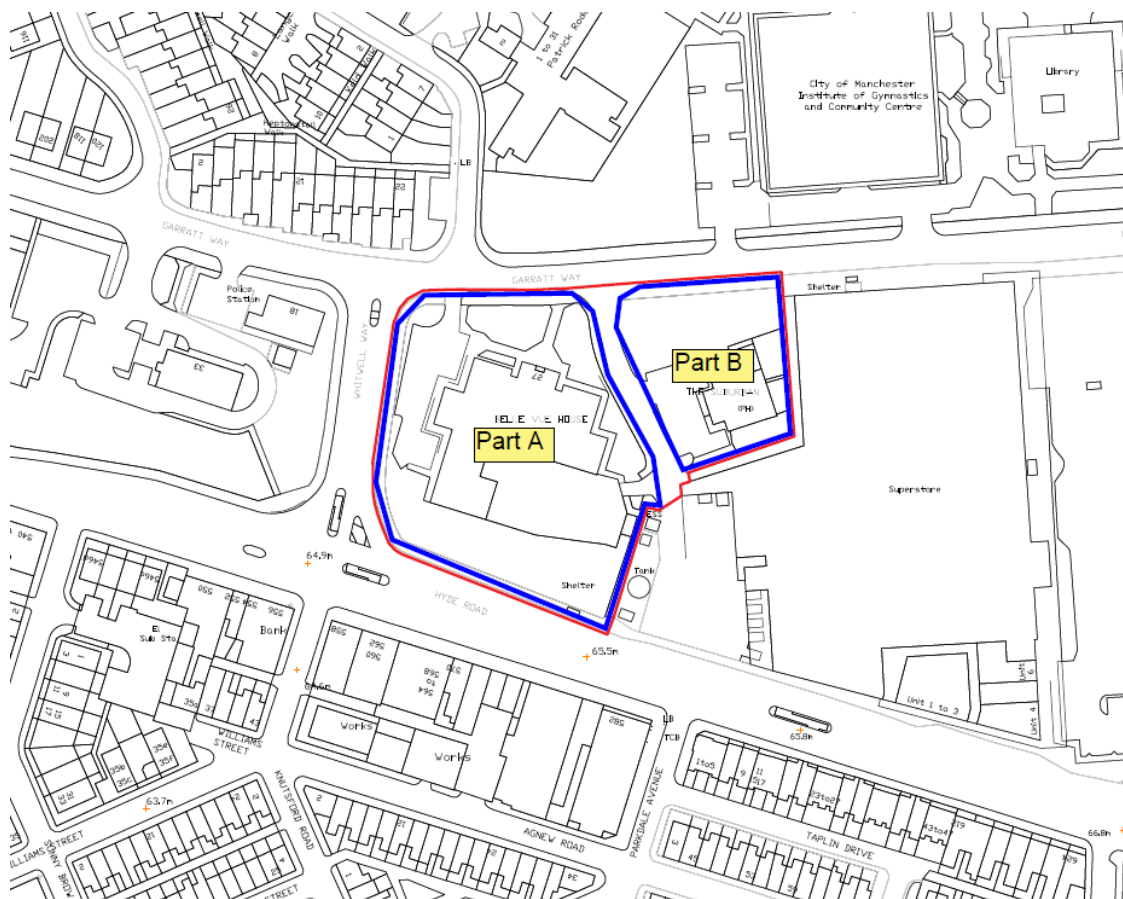


Figure 1: Site Location Plan

2.2 Loading and Unloading Locations

Existing vehicular access points into the sites are retained including a staff / service vehicle access directly from Garratt Way to serve the main hub building, public vehicle access via the existing service road to enter / exit the proposed public car parking & service vehicle access to the rear maintenance yard.

Loading and unloading for the Gorton Hub development will take place on site.

Servicing and delivery vehicle access to the main building is provided from Garratt Way.

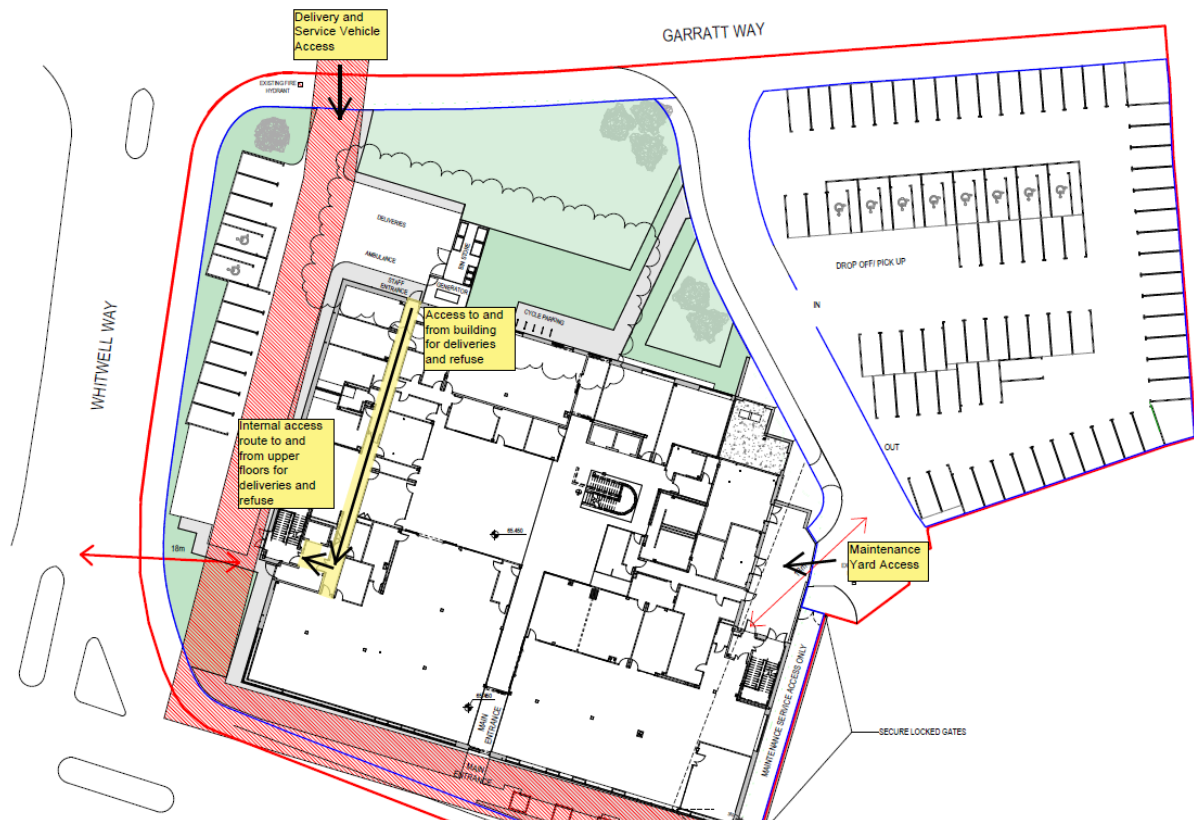
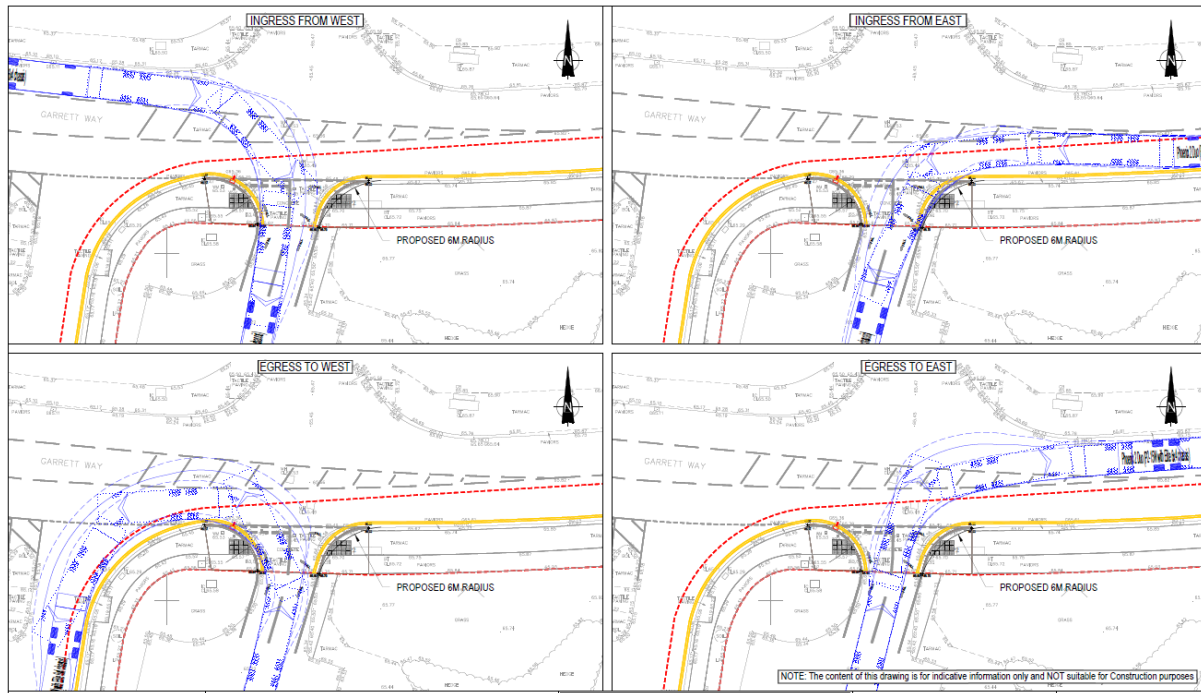


Figure 2: Proposed Site Plan

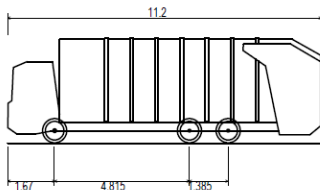
2.3 Vehicle Sizes

Vehicle tracking has been undertaken to demonstrate safe access and egress of service vehicles entering site.

Tracking has been based on the expected worst case of an 11.2m refuse vehicle



VEHICLE PROFILE:



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

Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.500m

Figure 3: Vehicle Tracking Plan

3.0 Delivery and Servicing Management

3.1 Delivery Schedule

A schedule of deliveries will be developed with tenants to manage and consolidate deliveries and be reviewed regularly.

3.2 Managing Suppliers

The FM site-based team will facilitate deliveries, enabling access and communicating with the relevant tenants. However, they will not accept deliveries and store items, each tenant will need to have a presence onsite to take their deliveries in.

Vehicles will pull up off Garratt Way at the vehicular access gate. The FM team will be contacted via intercom and provide remote access through vehicular gates. The FM team will contact the relevant tenant, that the delivery is for, and the relevant persons will meet/receive the vehicle within the secure compound.

3.3 Delivery Times & Dwell Times

Deliveries will generally be arranged within a core time of 8.00 to 18.00, Mon to Fri only. Tenants will notify FM of any deliveries potentially falling outside this time.

4.0 Waste Management Plan

4.1 Refuse Storage

Refuse produced in the facility will be stored externally within the bin store to the North of the building in a secure compound.

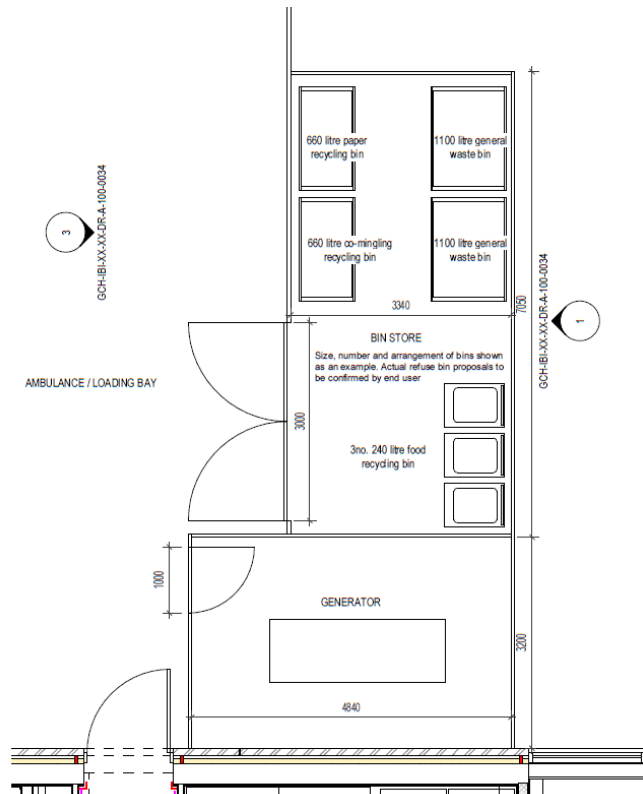


Figure 4: Bin Store Plan

4.2 Waste Segregation

It is currently anticipated that waste within the external bin store will be segregated into the following categories:

- General waste
- Co-mingled recycling
- Paper recycling
- Food waste
- Clinical Waste

4.3 Clinical Waste

Level 01 of the facility provides a range of primary care and community clinics healthcare services. Refuse arising from these functions requires specific consideration.

Each clinical room within the GP & community Services demise will be provided with individual clinical waste units specific to the healthcare services to be provided from each individual clinical room.

Clinical waste management services will be provided by an appropriately licenced contractor. Clinical waste will be collected by the licenced contractor's expert technicians, who will follow clinical waste regulations to ensure safe and compliant clinical waste disposal.

The clinical waste will be stored in designated and approved containers, for each type of clinical waste, which will be located in each of the clinical rooms within the GP demise. The clinical waste technician will service each clinical room on a frequency which will be designed to meet the needs of the service provider and will ensure the safe storage of clinical waste, within each of the clinical rooms themselves, between each service.

The clinical waste servicing will be arranged for a time on designated servicing days to minimise any potential interactions with service users and to minimise disruption to service provision

Each of the designated clinical waste units within each clinical room will be sealed prior to removal from each of the clinical rooms, and the site, by the licenced contractor's technician on each service cycle. Sealed clinical waste units will be stored in a secure vehicle, specifically designed for the service provided, until the technician has completed each service cycle. A replacement clinical waste unit will be provided for each individual clinical waste units serviced, and removed from each clinical room, during each clinical waste service.

The servicing arrangements which will be put into place will ensure that the requirement for clinical waste to be placed into the segregated bins located within the bin store is minimised as clinical waste in excess of the capacity of the specific units located in each of the clinical rooms will be securely stored, in sealed containers, or specially designed clinical waste bags, in the secure dirty utility facility (located within the GP demise) until the next clinical waste service takes place. Any sealed units or bags stored in the dirty utility facility will have been replaced with an empty clinical waste units/bags within the clinical rooms from which the surplus waste was removed.

4.4 Refuse Collection Schedule

General waste and recycling will be collected once a week. Sanitary and confidential waste will be collected once a fortnight. All collections should take place within will be during core hours 8.00 to 18.00, Mon to Fri.



5.0 Appendices

5.1 Site Location Plan

5.2 Proposed Site Plan

5.3 Vehicle Tracking Plan

5.4 Bin Store Plan



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