

Mr. Dele Oluyemi
288 Greenbrow Road
Manchester M23 2UF

16/01/2026

Julie Roscoe
Manchester City Council
ID&S Team, Planning
P O Box 522
Town Hall
Manchester M60 2LA

Dear Sir/Madam,

Application number: 144849/FO/2025
Proposal: Change of Use from Club D2 to Church and Community Centre F1
Location: The Amber Club, 1143 Oldham Road, Manchester, M40 2FU

Thanks for your letter dated 7/01/2026.

I have tried to address the issues you raised as follows:

SERVICING & WASTE MANAGEMENT STATEMENT

Example for a Small Community Building (Capacity: 170 People)

1. INTRODUCTION

This Servicing & Waste Management Statement outlines how the proposed small community building (capacity approx. 170 people) will be serviced, accessed, and managed in accordance with:

- Manchester City Council Waste & Recycling Guidelines
- BS 5906:2005 – Waste Management in Buildings
- Building Regulations (Part H)
- Manual for Streets (DfT)
- Greater Manchester Fire & Rescue Service (GMFRS) Access Requirements

The strategy ensures safe, efficient, and sustainable operation with minimal impact on neighbouring properties.

2. SERVICING STRATEGY

2.1 Emergency Vehicle Access

- A 3.7m clear access width is maintained for fire appliances.
- Maximum distance from appliance to building entrance: 45m.
- Turning space accommodates a standard GMFRS fire appliance (swept-path compliant).
- Hydrant access is within 90m of the principal entrance.

2.2 Deliveries & Operational Servicing

The building generates low servicing demand. Typical deliveries include:

- Cleaning supplies
- Office materials
- Refreshments for events
- Occasional equipment deliveries

Frequency:

- 1–2 small van deliveries per week (Transit-type vehicles).
- No HGV deliveries anticipated.

Servicing Location:

- A designated loading/unloading bay is provided within the site boundary.
- Deliveries are scheduled outside peak arrival/departure times.

2.3 PARKING & DROP-OFF

- 6 parking spaces provided (subject to Manchester parking standards).
- 1 accessible bay compliant with BS 8300.
- Safe pedestrian routes with tactile paving and dropped kerbs. TBC

3. WASTE MANAGEMENT STRATEGY

3.1 Waste Streams

The building produces:

Residual Waste

- General refuse
- Paper towels from WCs

- Mixed non-recyclables

Dry Mixed Recycling

- Paper
- Cardboard
- Plastics
- Cans

Glass Recycling

- Bottles from refreshments (if applicable)

Food Waste

- From kitchen/refreshment area
- Recommended for sustainability

3.2 Bin Provision (Manchester Standards)

Manchester City Council typically provides:

- **Grey bin** – General waste
- **Blue bin** – Paper/card
- **Brown bin** – Glass, cans, plastics
- **Green bin** – Food & garden waste (optional for commercial/community buildings)

For a 170-person community building:

Waste Type	Bin Size	Quantity	Frequency
General Waste	1100L Eurobin	1	Weekly
Mixed Recycling	1100L Eurobin	1	Weekly
Glass Recycling	240L bin	1	Fortnightly
Food Waste	240L bin	1	Weekly

3.3 BIN STORAGE AREA

The bin store will:

- Be located within 10m of the collection point
- Be screened with timber fencing or a brick enclosure

- Have a hard, level surface
- Provide 1.5m clear access width
- Be secure and lockable
- Be illuminated for evening services
- Prevent windblown waste and vermin access

3.4 REFUSE VEHICLE ACCESS

Manchester City Council refuse vehicles requirement:

- **Kerbside collection** unless on-site access is provided

4. OPERATIONAL WASTE MANAGEMENT

4.1 Internal Waste Segregation

Recycling points provided in:

- Entrance lobby
- Kitchen/refreshment area
- Office/admin area
- Hall/meeting room

Clear signage encourages proper segregation.

4.2 Bin Presentation

- Bins moved to the collection point by designated staff/volunteers.
- Returned promptly after collection.
- Waste area inspected weekly for cleanliness and pests.

4.3 Event Waste Management

For large events:

- Temporary additional bins hired
- Recycling encouraged
- Volunteers manage waste during and after events

5. MANCHESTER WASTE MANAGEMENT PRO-FORMA

WASTE MANAGEMENT PRO-FORMA — SMALL COMMUNITY BUILDING (170 PERSON CAPACITY)

1. Site Details

- Site Name: Example Community Building
- Address: Manchester, 1143 OLDHAM ROAD M40 2FU
- Use Class: F1 (Learning & Non-Residential Institutions)
- Maximum Occupancy: 170 persons

2. WASTE GENERATION ESTIMATES

Waste Stream	Estimated Weekly Volume	Bin Type	Quantity
General Waste	600–800L	1100L Eurobin	1
Mixed Recycling	600–800L	1100L Eurobin	1
Glass Recycling	40–60L	240L bin	1
Food Waste	40–60L	240L bin	1

3. BIN STORAGE AREA

- **Location:** Side of building (see Dwg: A3/03 Rev.1).
- **Surface:** Concrete/hardstanding.
- **Access Width:** 1.5m minimum.
- **Distance to Collection Point:** <10m.
- **Security:** Lockable enclosure with timber
- **Drainage:** Falls away from building; no surface water ingress.

4. Collection Arrangements

- Collection Authority: Private Authority [See below]
- Collection Frequency: As per the contract collection [See below]
- Collection Method: Kerbside or on-site.
- Refuse Vehicle Access:

- Will continue with the current operation and arrangement on site with the mechanics and the office next door

5. Operational Management

- Waste segregation signage provided.
- Internal recycling points located throughout the building.
- Bins moved to the collection point by designated staff/volunteers.
- Waste area inspected weekly for cleanliness and pests.

TRANSPORT & PARKING STATEMENT

Prepared in the style of a Manchester City Council planning submission

1. INTRODUCTION

This Transport & Parking Statement supports the proposed small community building (capacity approx. 170 people).

It demonstrates that the development:

- Provides safe and efficient access
- Complies with Manchester City Council parking standards
- Minimises traffic impact
- Encourages sustainable travel
- Provides adequate servicing and waste management arrangements

2. SITE ACCESSIBILITY

2.1 Vehicular Access

- Vehicular access is taken directly from the public highway.
- Visibility splays meet Manual for Streets standards.
- Access width accommodates cars, small vans, and emergency vehicles.

2.2 Pedestrian Access

- A dedicated pedestrian route links the footway to the main entrance.
- The route is lit, step-free, and will include tactile paving.

- The entrance is fully accessible with a 1:20 gradient ramp.

2.3 Public Transport

The site benefits from strong public transport links typical of Manchester:

- Bus stops within 150–300m
- Frequent services to Manchester city centre and surrounding areas
- Rail/tram connections within a reasonable distance.

This supports sustainable travel choices.

3. PARKING PROVISION

3.1 Car Parking

The development provides:

- 3 on-site parking spaces
- 1 accessible parking bay compliant with BS 8300
- Turning space for cars and small vans
- Clear pedestrian routes separated from vehicle movements

This meets Manchester's typical parking expectations for small community facilities.

4. TRIP GENERATION & TRAFFIC IMPACT

4.1 Expected Traffic Levels

A 170-person community building generates low to moderate traffic:

- Peak arrivals: typically Sunday mornings or event times
- Off-peak usage during weekdays
- Staggered arrival/departure patterns reduce peak load

4.2 Impact on Local Highway Network

- Traffic impact is minimal due to the small scale
- No HGV traffic expected
- Deliveries limited to 1–2 small vans per week
- No adverse impact on junction capacity or road safety

5. SERVICING & WASTE COLLECTION

- All servicing occurs on-site within a designated loading/unloading area is it currently is.
- No need for vehicles to reverse onto the highway
- Emergency access maintained at 3.7m width

5.2 WASTE COLLECTION

- As per the contract

6. SUSTAINABLE TRAVEL MEASURES

The development encourages sustainable travel through:

- Good pedestrian links
- Proximity to bus routes
- Digital communications to reduce unnecessary trips
- Car-sharing encouraged for events

7. CONCLUSION

This Transport & Parking Statement demonstrates that the proposed development:

- Provides safe and efficient access
- Meets Manchester City Council parking and servicing standards
- Generates minimal traffic impact
- Supports sustainable travel
- Provides adequate on-site parking, cycle storage, and servicing arrangements

The proposal is therefore acceptable in transport and parking terms.

- We are in discussion with a waste management company that is already in operation on the site with a view to engaging their services, as shown below.

**Fw: Waste Managed**

1 message

9 January 2026 at 18:08

----- Forwarded Message -----

Sent: Friday, January 9, 2026 at 02:39:56 PM GMT
Subject: Waste Managed

Hello,

We received a request to provide a quote for the waste collections for the business. Please see below a list of our most common products and the price per collections. Based on weekly.

If fortnightly please add £5 to collection charge below or call to discuss further.

1 x 240 Litre General Waste (15kg) at **£15.66** + vat per collection
1 x 360 Litre General Waste (25kg) at **£17.98** + vat per collection
1 x 660 Litre General Waste(40kg) at **£19.75** + vat per collection
1 x 1100 Litre General Waste (70kg) at **£21.99** + vat per collection

1 x 240 Litre Dry Mixed Recycling (10kg) at **£12.80** + vat per collection
1 x 360 Litre Dry Mixed Recycling (15kg) at **£13.67** + vat per collection
1 x 660 Litre Dry Mixed Recycling (25kg) at **£15.95** + vat per collection
1 x 1100 Litre Dry Mixed Recycling (40kg) at **£17.96** + vat per collection

1 x 240 Litre Food Waste (100kg) at **£12.80** + vat per collection
1 x 240 Litre Glass Waste (100kg) at **£10.05** + vat per collection

30p per additional KG excess weight.

Its a fully flexible contract and you can add/remove containers, amend the sizes and also the frequency of collections mid contract.

One off charge of £30 + VAT (Delivery + Set up)

Duty of Care Waste Transfer Note at £10 + VAT Per Month - (this document is legally required by the Environment Agency – it acts as proof that your business is disposing of the waste via a licensed waste carrier).

Please contact me if you would like to go ahead.

Additional Services:

Pest Control – a new service we've just launched and although it isn't a legal requirement yet, it does help towards your hygiene rating and if you haven't had a problem so far then great! This just will just prevent any outbreaks in the future.

- **Bronze** - 4 routine visits over 12 months plus 4 additional call outs if required throughout the year. This is just **£40.00** + VAT per month and you get all the equipment free.
- **Silver** - 8 routine visits over 12 months plus 8 additional call outs if required throughout the year. This is just **£55.00** + VAT per month and you get all the equipment free.
- **Gold** - 12 routine visits over 12 months plus 12 additional call outs if required throughout the year. This is just **£70.00** + VAT per month and you get all the equipment free.

12/01/2026, 15:50

Gmail - Fw: Waste Managed

Sanitary Units – these can be collected at just **£9.50 + VAT** per collection and can be collected weekly, fortnightly or monthly. If you require a number of these then we can look to discount these further.

Shredding Service – up to 3 consoles done a monthly basis at **£40.00 + VAT** per visit. All consoles provided FREE of charge. If you require more or want them on a different frequency then let me know and I'll quote accordingly.

Kind Regards,

Jordan Allan
Retentions and Renewals
WasteManaged
03333 44 54 77
customerservice@wastemanaged.co.uk
www.wastemanaged.co.uk

2nd Floor, 41-51 Grey Street, Newcastle upon Tyne, England NE1 6EE, GB

REPLACEMENT FORM: EMPLOYMENT DETAILS & HOURS OF OPENING

For Community Buildings, Churches, Small Organisations, or Planning Submissions

1. Site / Organisation Details

Name of Organisation / Building: God's Reconciliation Garden Ministry

Address: 1143 Oldham Road

Postcode: M40 2FU

Contact Person: Pastor James Enotiemwonmwan

Position / Role: Lead Pastor

Telephone [REDACTED]

Email [REDACTED]

2. Employment Details

2.1 Total Number of Employees - 0

Category	Number Full-Time Equivalent (FTE)	
Full-Time Staff	_____	N/A
Part-Time Staff	_____	N/A
Volunteers	_____	8
Contractors (if applicable)	_____	N/A

2.2 Roles & Responsibilities

Provide a brief description of the roles carried out on site:

- Counselling, teaching, and prayer

2.3 Staff Working Patterns

Shift patterns (if applicable): _____ N/A _____

Peak staffing times: _____ N/A _____

Staff arrival/departure times: Half an hour before and half an hour after services

3. HOURS OF OPENING

3.1 Regular Weekly Opening Hours

Day	Opening Time	Closing Time	Notes
Monday	_____	_____	_____
Tuesday	_____	_____	_____
Wednesday	4 pm	6 pm	Excellent Minds
Thursday	2 pm	4 pm	Uprise
Friday	_____	_____	_____
Saturday	12 pm	2 pm	Smail Project
Sunday	11 am	1 pm	Church service

[The above is to be read in conjunction with dwg no: A3/06 & A3/07]

3.2 Additional / Occasional Hours

(For events, meetings, weddings, community use, etc.)

- 11 am – 1 pm

3.3 Seasonal Variations

(If hours differ during holidays or special periods)

- 11 am – 3 pm

4. OPERATIONAL NOTES

(Use this section to provide any relevant operational information)

Expected peak visitor times: 10 to 15 minutes to an event

Measures to minimise disturbance to neighbours: Contain the sound within the building by soundproofing and keeping all doors and windows shut.

Staff presence during opening hours: volunteering stewards are present one hour before and after each event

Security arrangements: volunteering stewards take care of security issues.

5. DECLARATION

I confirm that the information provided in this form is accurate to the best of my knowledge.

Name: Dele Oluyemi

Position: Agent

Signature: D. Oluyemi....

Date: 12/01/2026



The Church building is located on the corner of the street easily acceptable off Oldham Road.



The route to and from the car park.

I hope all the above information is to your satisfaction.

The congregation currently consists of just under forty adults. The church has the option of entering into a contract with the car park authority or using the facility like any other member of the public. Both options eliminate any parking problem that may arise on the site.

I look forward to hearing from you soon

Yours sincerely

Mr D. Oluyemi