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DISCHARGE OF CONDITION 16

Manchester Quays Limited

OGS, ST JOHNS, MANCHESTER

May 2022

VN222272

Waste Management Strategy

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1 INTRODUCTION

Background

1.1 Vectos has been commissioned to provide a Waste Management Strategy to support the discharge of Condition 16 to the planning permission **127612/FO/2020** at the Old Granada Studies (OGS) development St Johns. The site is located at the Former ITV Granada Studios HQ building broadly bound by Water Street, Quay Street, Atherton Street and the Bonded Warehouse. The site falls within the jurisdiction of Manchester City Council (MCC).

1.2 The site comprises approximately 0.97 hectares (ha) of developed land. The site location as defined by the redline boundary prior to development is provided in **Dwg 180146-3DR-Z0-XX-DR-D-002**. Granada House and the adjacent studio buildings are part of the former Granada ITV estate. That 13.5-acre estate is being regenerated as St Johns, a new distinctive mixed-use scheme bringing together residential, cultural and retail, office and leisure land uses.

1.3 Granada House was originally constructed in 1962 with the associated Studios developed around the same time and formed the headquarter building for ITV Granada Studios. Granada House was recently used as temporary office accommodation providing flexible workspace to businesses with a retail unit occupied by Artzu Galleries.

1.4 The studios continue to be used for filming for a range of television programmes, rehearsals and music events. In the recent past it has also hosted a variety of activities, including concerts and markets.

Development Proposals

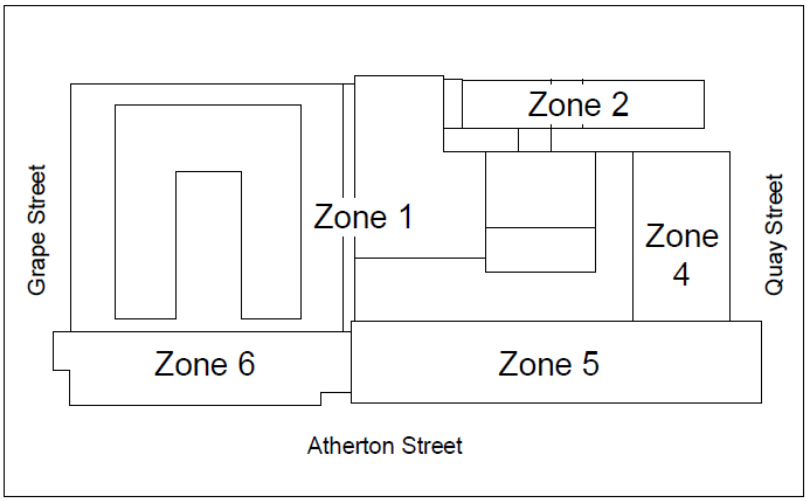
1.5 The proposed development is described below:

Part redevelopment and part refurbishment including the conversion of the existing Granada House building into a 175 bed hotel (Use Class C1) with associated private members club (Sui Generis); and erection of new single storey rooftop bar and restaurant (Use Classes A3 and A4); external terrace and rooftop pool in addition to the erection of a new ten storey building for office (Use Class B1) and ground floor retail or workspaces (Use Class A1/A3 and/or B1); retention of Studios for current use as filming studios (Use Class B1) and erection of modular workspaces (Use Class B1) with associated access and servicing arrangements; public realm and other associated works.

1.6 The development can be divided up into the area as indicated below:

- The existing Granada HQ Building is to be refurbished and a rooftop extension and will comprise a 10 storey hotel (175 rooms) with an associated event space, roof terrace and facilities and a Soho House Private Members Club. This forms **Zones 4&5** of the development. The Hotel and Diner will be operated by Mollies.
- Adjacent to this will be a 10 storey new build block, **Zone 6,** comprising office space, (4547sqm GIA) with separate ground floor and basement retail units.
- To the rear of these buildings will be a number of smaller containerized units, designed as office spaces for smaller business and start-ups, stacked to a total of 4 storeys. These units will have a separate access off Studio Way and are described as **Zone 2**.
- The studios **(Zone 1)** are to be retained and generally to be kept as existing layout, internal improvements for modernisation and external works to make good the existing structure.

  Note: **Zone 3** is no longer applicable for this development.



1.7 The Proposed Development also includes some public realm works and landscaping.

1.8 The floor areas for the different land uses within the development are given below in **Table 1.1**.

Table 1.1: Proposed Development Schedule

Use	GIA (sqm)	Number of units
Modular Workspace	723	38
Bar/ Restaurant	3,131	2
Hotel	7,780	175
Retail	620	3
Workspace	4,547	-
Studio	7,577	-

1.9 The areas that describe the waste management areas and key transfer routes are the lower ground/basement levels, ground and first floor levels as shown in the following Drawings provided in **Appendix A**.

Zone 2
- **Dwg 180146-3DR-Z2-00-DR-20220_F-Zone 2 - GA Plan - Level 00**
- **Dwg 180146-3DR-Z2-01-DR-20221_B-Zone 2 - GA Plan - Level 01**

Zone 4
- **Dwg 190242-3DR-Z4-LG-DR-A-20401-G-Zone 4 - GA Plan - Level LG**
- **Dwg 190242-3DR-Z4-00-DR-A-20402-F-Zone 4 - GA Plan - Level 00**

Zone 5
- **Dwg 190242-3DR-Z5-LG-DR-A-20501-G-Zone 5 - GA Plan - Level LG**
- **Dwg 190242-3DR-Z5-00-DR-A-20502-G-Zone 5 - GA Plan - Level 00**

Zone 6
- **Dwg 190239-3DR-Z6-00-DR-20600-G-Zone 6 - GA Plan - Level 00**

Access

1.10 Pedestrian access to and around the building is primarily from the direction of Quay Street which creates a link through from Spinningfields. The M1 has level access from Studio Way which is to be implemented as part of the Manchester Goods Yard planning permission. A new accessible lift located adjacent to the Grape Street entrance which will provide access to the production suites located above the M1 Space and will facilitate ease of movement throughout the existing studio complex.

Studio Access

1.11 The studios are to be accessed from the existing M1 space. The main point of entry is located on the new Studio Way which runs along the western façade of OGS. It is assumed that the majority of visitors will arrive via public transport or by foot hence the entrance has been located at the termination of the key pedestrian routes that traverse the site. All deliveries for and loading in and out of the studios will take place from the designated pull in bays located along Studio Way which will be used solely for servicing.

Hotel Access

1.12 The primary entrance for visitors to the Hotel is located on Atherton Street, where the original entrance to the Granada studio office was situated, this entrance has been upgraded to include a platform lift to allow for wheel chair access. Hotel loading and unloading will take place from the pull in bays located along Studio Way. Goods can be moved from the unloading zone into the hotel back of house and housekeeping storage areas, a dedicated goods lift is provided for vertical movement. Direct access is provided to storage areas at Ground level.

Internal Circulation

1.13 Access to and around the hotel, M1 and Studio venue space has been designed so that each element can operate independently. Likewise access to the upper floors of the hotel and restaurants, bars and terrace will be managed. The M1 itself, whilst being designed as a permeable route will be a managed space allowing ingress and egress to be controlled. Each demise in the mixed-use building has its own dedicated and secure entrance. The workspace is accessed from the main 'interlinking' building on Atherton Street.

Condition 16

1.14 As part of Condition 16 of the Planning Permission states the following:

16) Before first occupation, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. New developments should have refuse storage space for segregated waste collection and recycling. Internal and external recycling facilities are required.

Reason: In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy.

Scope of Report

1.15 This report sets out the policy context for waste management. It goes on to predict the various waste streams generated by occupiers of the development, the recycling rates, the refuse storage provision, routes for transferring waste and the waste collection strategy.

2 WASTE MANAGEMENT POLICY CONTEXT

Introduction

2.1 Manchester City Council has published guidance on waste management for new development (GD04) and this states that for all planning applications must be supported by a Waste Management Strategy and this strategy must include:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.

2.2 Appendix E of the guidance also states that calculations of waste should be provided including recycling, the bin store areas and frequency of collection. This report presents that information to comply with the guidance. A completed MCC Waste Proforma is provided as **Appendix B.**

2.3 In accordance with Section 34 of the Environmental Protection Act 1990, the managers of the hotel and restaurant has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.

2.4 The Waste (England and Wales) (amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate waste paper, metal, plastic and glass in different waste streams.

2.5 Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described in **Figure 2.1.**

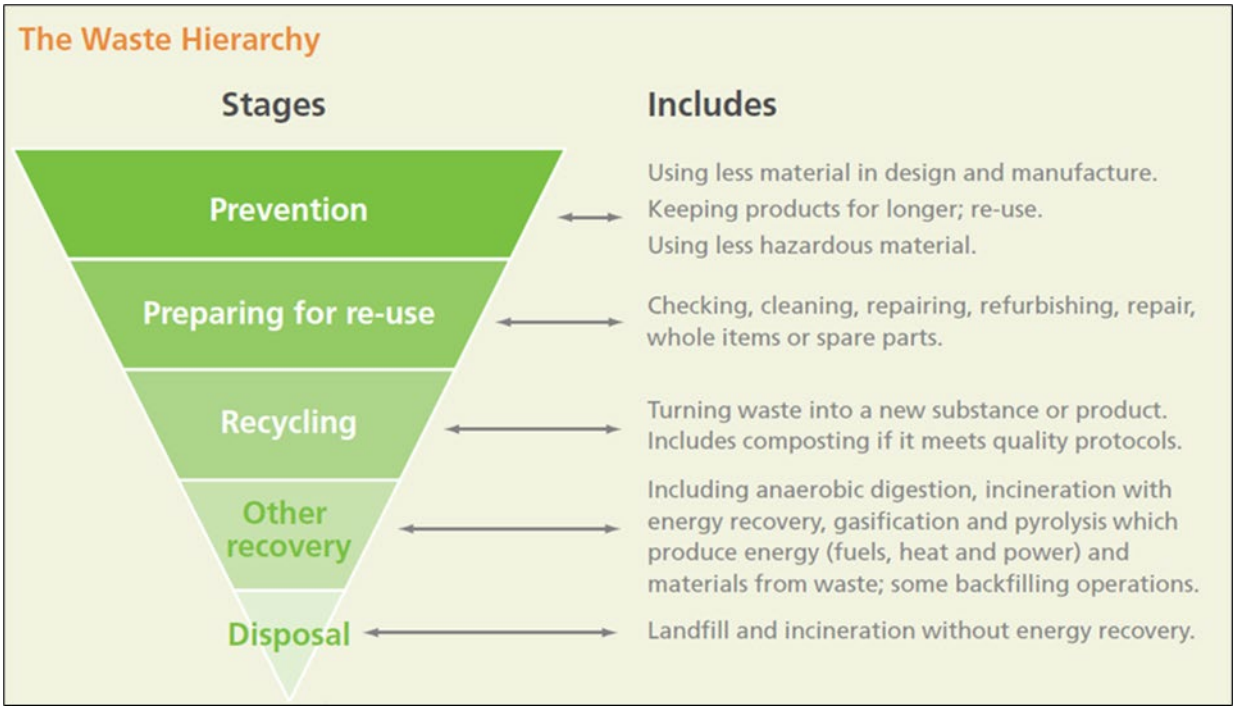


Figure 2.1: Waste Hierarchy

2.6 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.

2.7 There will be food waste generated by the restaurant(s) which needs to be covered by the Animal By-Products (Enforcement) (England) Regulations 2011. If that is the case and the volumes of waste are greater than 20kg then such waste needs to be stored in a labelled container and collected by a licensed carrier and records kept.

2.8 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the Hotel management can help meet the city councils and government's aspirations.

2.9 All new developments must ensure that:

- Adequate means of storing solid waste shall be provided; and
- Adequate means of access should be provided for people in the building to the place of storage, and from the place of storage to a collection point agreed by the waste collection operator.

2.10 This report now provides an updated waste forecast produced by the various occupiers of OGS and the predicted recycling waste streams and finally the strategy for transporting and recycling the waste.

3 WASTE FORECASTS

Introduction

3.1 The forecast waste generated by the various land uses has been based on the guidance from the British Standard BS 5906:2005 and is presented below. That data is in weekly figures, but we have also shown a robust daily generation which includes a buffer to accommodate peak daily waste generations and in making these calculations.

Forecast Hotel Waste Volumes

3.2 The forecast for waste generated by the hotel use is based on the guidance from the British Standard BS 5906:2005 for a 4/5 star hotel which typically includes an ancillary restaurant and leisure facilities and equates to 350 litres per bedroom per week. This quality of hotel is applied for robustness and assumes that this accounts for the proposed rooftop bar and amenities. Applying this waste generation rate to the 175-bedroom hotel use results in the following weekly waste generation.

Hotel Waste	**= 350 litres x No. bedrooms**
175 Bedrooms	**= 61,250 litres per week, 12,250 litres per day**

Forecast Restaurant/Bar Waste Volumes

3.3 The waste forecast from the bar/restaurant in Zone 5 is based on the BS 5906:2005 forecast of 75 litres per food cover. In this case there is expected to be a large bar element so we have applied a figure of 250 food covers to the Hotel Restaurant noting that there will also be a large number of bar covers which will generate waste at a lower rate and that the Hotel forecast above already accounts for a restaurant and bar within its figures:

3.4 The hotel restaurant waste is given below:

Hotel Bar/Restaurant	**= 75 litres per cover per week**
250 food covers	**= 16,650 litres per week, 3,300 litres per day**

Forecast Workspace Waste Volumes

3.5 Again, using BS 5906:2005 for office use the weekly waste forecast is based on the number of employees. Using the gross internal area of 4,547sqm for the New Build workspace and 723 sqm in the Modular Workspace and a rough allocation of 10sqm per employee we expect that 455 employees and 70 employees would work in the respective New Build and Modular spaces respectively. The British Standard equation is 50 litres per employee per week and the calculation for waste generation is given below:

Workspace Waste	**= 50 litres per employee per week**
New Build Workspace 455 employees	**= 22,750 litres per week, 4,550 litres per day**
Modular Workspace 70 employees	**= 3,500 litres per week, 700 litres per day**

Studio Waste Volumes

3.6 The volume of waste generated by the Studios will vary according to the size and nature of the activity taking place. As well as filming and rehearsals which are the primary use, the Studios have a flexible planning permission for event space which can include rehearsals, concerts, or exhibitions. An assessment of waste generation was made with the previous planning approval. For robustness we have assumed that the greatest waste generating event at the Studios is an awards ceremony with food, drink, and entertainment. This peak waste forecast is:

Daily Waste at the Studios after a Large Event = 29,620 litres

Forecast Retail Waste Volumes

3.7 There are two Ground Floor Retail uses in the New Build. It is noted that Retail unit B is now proposed as a VIP entrance into the Studios. This is likely to mean that the waste generation is much reduced and any that is generated can be incorporated into the main Studios Waste volumes. However, for robustness we have applied the waste generation assuming based on the total floor area from these units.

3.8 BS 5906:2005 for A1 retail use applies a typical rate of 10 litres per sqm per week and that is given below:

Retail Waste = 620 sqm x 10 litres of waste per sqm per week

Zone 6 Retail - 620sqm = 6200 litres per week or c.1240 litres per day

4 WASTE STREAMS AND PROCESSING

Waste Recycling Rates

4.1 The waste streams vary according to the end user and what materials can be co-mingled. There are also other smaller waste streams that may have separate collections routes such as electrical items through WEEE, Batteries or bulky furniture. It should be also noted that General Refuse is not necessarily all destined for landfill as the private waste operator will typically process that waste to recover as many recyclables as possible and recycling rates are constantly improving.

4.2 The Main Waste Streams are described below.

Pulpable recycling (Paper/Cardboard/Tetrapak etc)



Mixed Recycling (Glass/Cans/Plastics)



Food Waste



Non-Recoverable General Refuse

All Waste not identified above

4.3 The proportion of waste in the various waste streams varies according to the land use. The data on the expected waste comes from a variety of sources including WRAP, MCC Guidance GD04, the current OGS land uses and also surveys undertaken by Vectos.

4.4 The forecast recycling rates for the various land uses are given below. The Hotel, and New Build Office land uses benefit from their own bin store and therefore the forecasts for recycling bin storage and frequency of waste collection are given in **Table 4.1** overleaf.

Food Waste

4.5 The Hotel and Restaurants can generate large volumes of food waste and it is proposed that (subject to fitout) that this is processed with a dewatering unit which reduces the volume by 80% and removes the smell and adverse environmental issues (see below).



Food Waste Dewatering Unit

4.6 The government has initiated a number of food waste minimisation and recycling initiatives for the hospitality sector. Notably they include the Hospitality and Food Service Agreement (HaFSA) from careful ordering, menu planning, using nose to tail preparation, portion sizing and auditing the returns waste amongst others. It is expected that the main occupiers of OGS that generate food waste would be a signatory to the HaFSA and seek to employ best practice in minimising waste.

http://www.wrap.org.uk/sites/files/wrap/HaFSA_signatory_pack_SEPT_2014.pdf.

4.7 The government /WRAP targets for recycling are to achieve a minimum of 70% food waste recycling rates for the hospitality sector and with good practice employed it is expected that recycling rates of 70% can be achieved at OGS and in fact it is hoped that this could be exceeded.

Table 4.1 OGS Waste Forecasts by Land Use, Recycling Rates and Bin Storage								
Hotel (Zone 4/5)		**Waste Forecast/Week (Zone 4)**				**Waste Forecast /Day**		
175 rooms & Rooftop Restaurant		**350 litres /room**		**61250**	**litres /week**	**10208**	**litres /day**	
Recycling Rate		**General Refuse**	**Food Waste***	**Paper/ Card**	**Co-Mingled**			
	Recycling Rate	40%	10%	25%	25%			
10,208	Litres	4083	1021	2552	2552			
Bar/Restaurant (Zone 4)		**Waste Forecast/Week (Zone 4)**				**Waste Forecast /Day**		
Ground floor Bar/Restaurant		**75 litres per cover**		**18750**	**litres /week**	**3125**	**litres /day**	
250 covers		**General Refuse**	**Food Waste***	**Paper/ Card**	**Plastics**	**Packaging**	**Metals**	**Glass**
	Recycling Rate	12%	44%	24%	4%		3%	14%
3,125	Litres	375	1359	734	125		94	437.5
Total Zone 4/5 Hotel /Restaurant Bin Storage		**General Refuse**	**Food Waste***	**Paper/ Card**	**Co-Mingled**			
Bin Storage 8 x1100 litre Bins		**5**		**3**				
Bin Storage 11 x 360 litre Bins			**2**		**9**			
Collection Frequency		**Daily**						
*With Food Waste Dewatering								
Zone 2 Modular Workspace		**Waste Forecast/Week**				**Waste Forecast /Day**		
723sqm		**50 litres /Employee**		**3615**	**litres /week**	**723**	**litres /day**	
Recycling Rate		**General Refuse**		**Paper/ Card**	**Co-Mingled**			
					Plastics	**Packaging**	**Metals**	**Glass**
	Recycling Rate	30%		50%	3%	10%	2%	5%
723	Litres	217		362	22	72	14	36
Bin Storage 3 x 360 litre bins		**1**		**1**	**1**			
Collection Frequency		**Daily**						
(Zone 6) New Build Workspace		**Waste Forecast/Week**				**Waste Forecast /Day**		
5180 (GIA), 4560sqm (NIA)		**500 staff assumed to work there**						
		50 litres /Employee		**25000**	**litres /week**	**5000**	**litres /day**	
Recycling Rate		**General inc Food Waste**		**Paper/ Card**	**Co-Mingled**			
					Plastics	**Packaging**	**Metals**	**Glass**
	Recycling Rate	30%		50%	3%	10%	2%	5%
5,000	Litres per Day	1500		2500	150	500	100	250
Zone 6 Workspace Bin Storage		**General Refuse**		**Paper/ Card**	**Co-Mingled**			
Bin Storage 6 x1100 litre Bins		**2**		**3**	**1**			
Collection Frequency		**Daily During Week**						
Zone 6 New Build Retail Units		**Waste Forecast/Week**				**Waste Forecast /Day**		
620 sqm		**10 litres /sqm**		**6200**	**litres /week**	**1240**	**litres /day**	
Recycling Rate		**General inc Food Waste**		**Paper/ Card**	**Co-Mingled**			
	Recycling Rate	50%		25%	25%			
1,240	Litres	620		310	310			
Zone 6 Retail Bin Storage		**General Refuse**	**Food Waste***	**Paper/ Card**	**Co-Mingled**			
Bin Storage 4 x 360 litre Bins		**2**		**1**	**1**			
Collection Frequency		**Daily**						
Studio Peak Event	**One Off**	**General Refuse**		**Paper/ Card**	**Plastics**	**Packaging**	**Metals**	**Glass**
	Recycling Rate	68%		3%	4%	7%	3%	16%
29,620	Litres	19994		889	1185	2044	889	4621
Zone 6 New Build Retail Unit B VIP Entrance		**VIP entrance (Considered Incoporated into Studio Waste)**						
Total Zone 1 Studios Bin Storage		**General Refuse**	**Food Waste***	**Paper/ Card**	**Co-Mingled**			
Bin Storage 28 x1100 litre Bins		**19**		**1**	**8**			
Collection Frequency		**After Large Event or As Required**						

5 BIN STORES & WASTE TRANSFER

Bin stores

5.1 Waste is initially stored close to the point of generation. For example there will be glass bins behind bars and recycling bins within each workspace area. As these localised bins are filled, the waste is transferred to the main bin stores.

5.2 The main bin stores are described below**.** These bin stores and the key transfer routes are outlined below:

Zone 1

— Lower Ground Floor - M1 Bin Store. Large space is available for the storage of Eurobins generated by filming activities, one-off peak events. The forecast storage is based on a large Awards Ceremony with banquet using all the Studio Space;

Zone 2

— The Modular Workspace bins are stored in the service area accessed from Studio Way;

Zone 4&5

— The main Hotel Bin Store is by the ground floor kitchens and is wheeled to a holding area within the service yard ready for collection on street;

— There is a small Bin Store available at the seventh for the Hotel and rooftop restaurant transferred by lift to the ground floor;

— On the Seventh Floor there is a small Bin Store area for Bar/Restaurant uses there;

Zone 6

— Zone 6 New Build Office Waste in Bin Store just north of Zone 6 Main Lift Core;

— Retail Unit A – Waste stored within Bin Store to South

— Retail Unit B – VIP entrance to Studios, waste incorporated into Studio Waste;

5.3 The Waste transfer routes to the bin stores and their route to the collection points are indicated in the **Figures 5.1** to **5.4** below. Where waste needs to be transferred between level there is an appropriate lift to transfer. The transfer routes are all step free, and the door widths are no narrower than a minimum of 1.3m in width.

5.4 The waste from Zone 1 the Studios is collected from Studio Way crossing the M1 corridor. The Zone 2 Modular Units waste and that from Zones 4/5 is collected from the Service Yard accessed from Studio Way. The Zone 6 Workspace and Retail waste is collected from a layby-by on Atherton Street in front of the New Build.

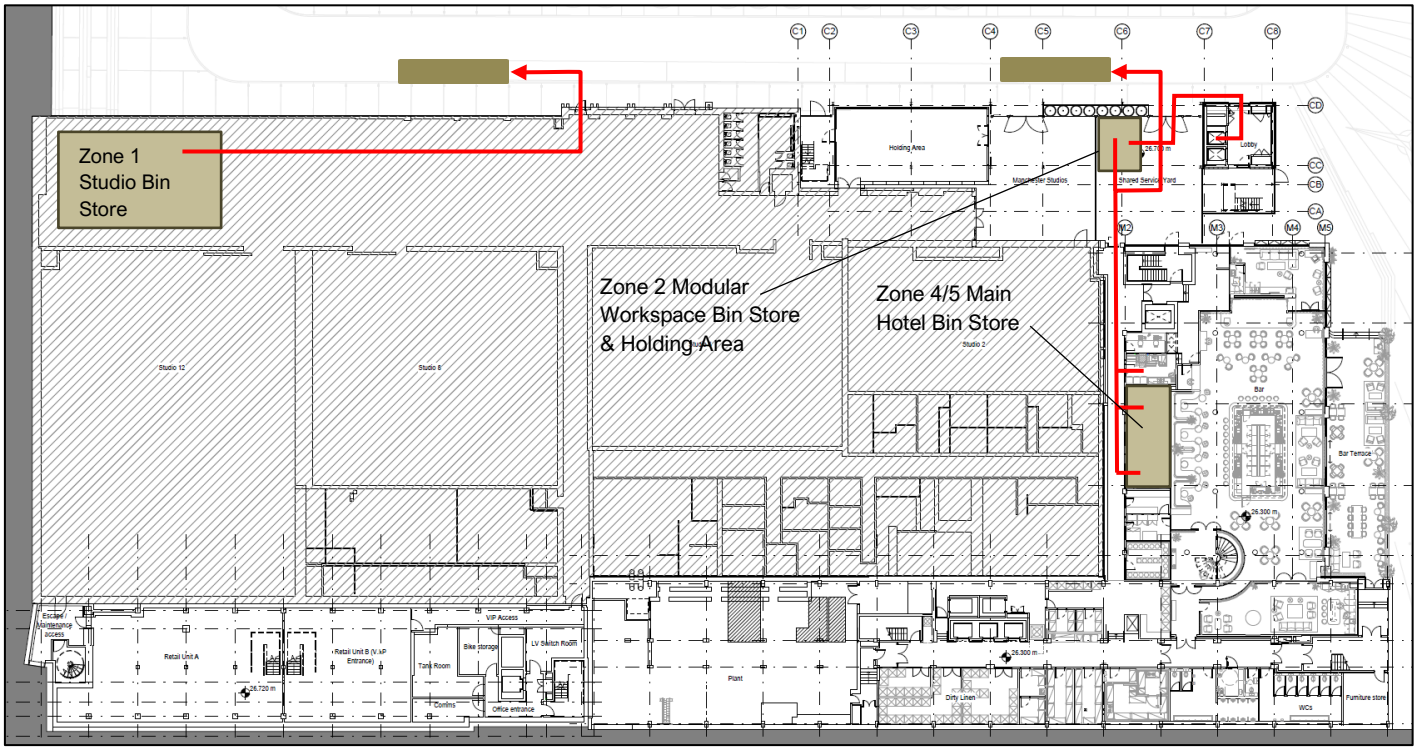


Figure 5.1 Bin Store Provision & Routeing - Lower Ground Floor Zone 1,2,4&5

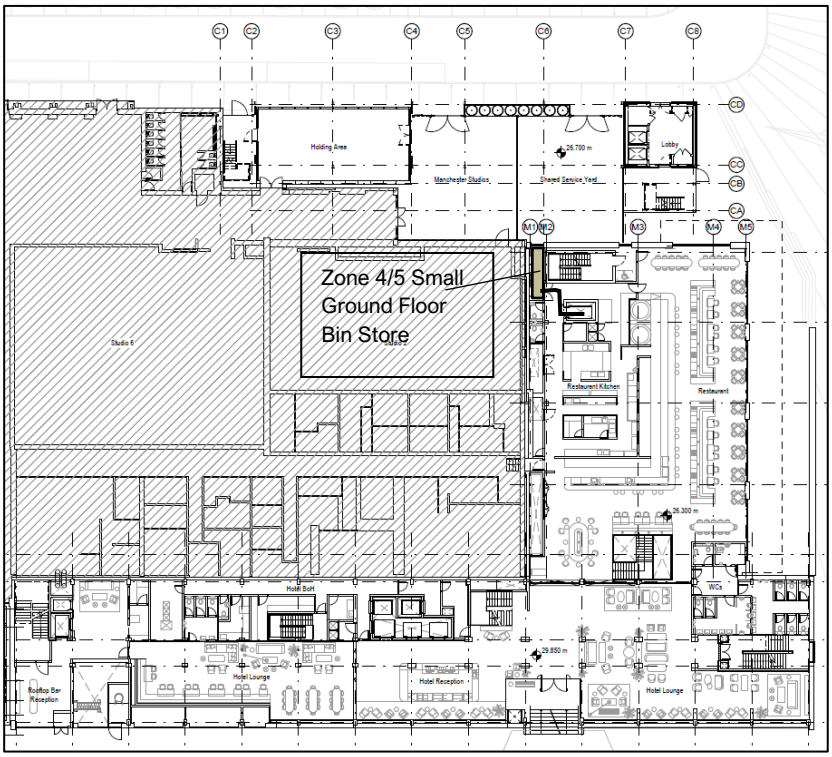


Figure 5.2: Bin Store Storage & Routeing – Ground Floor Zone 1,2,4&5

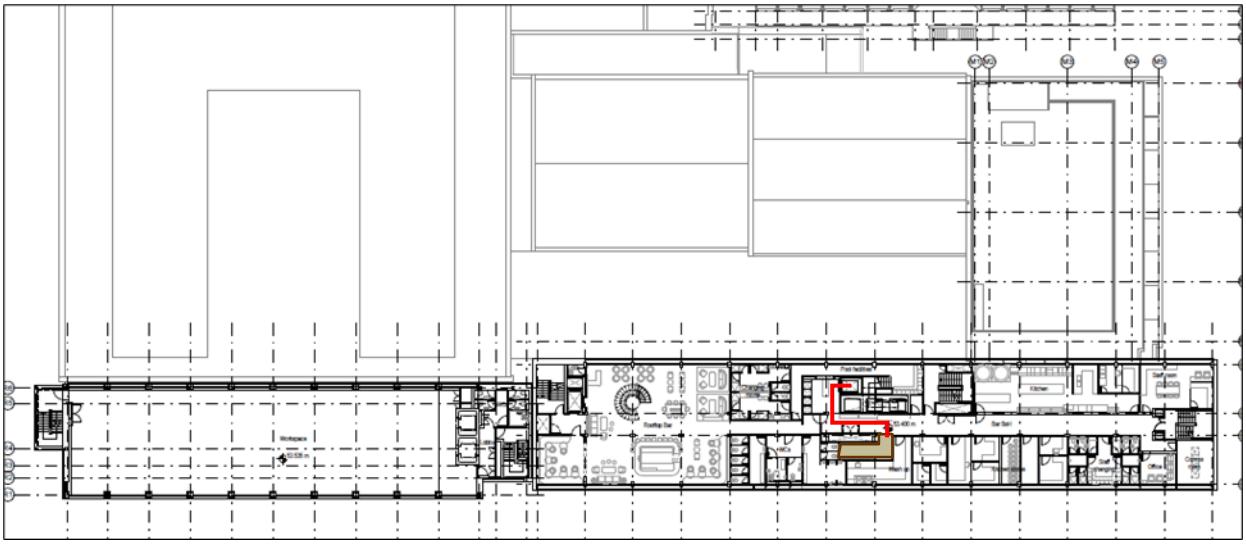


Figure 5.3: Zone 5 Seventh Floor Bin Storage and Routeing

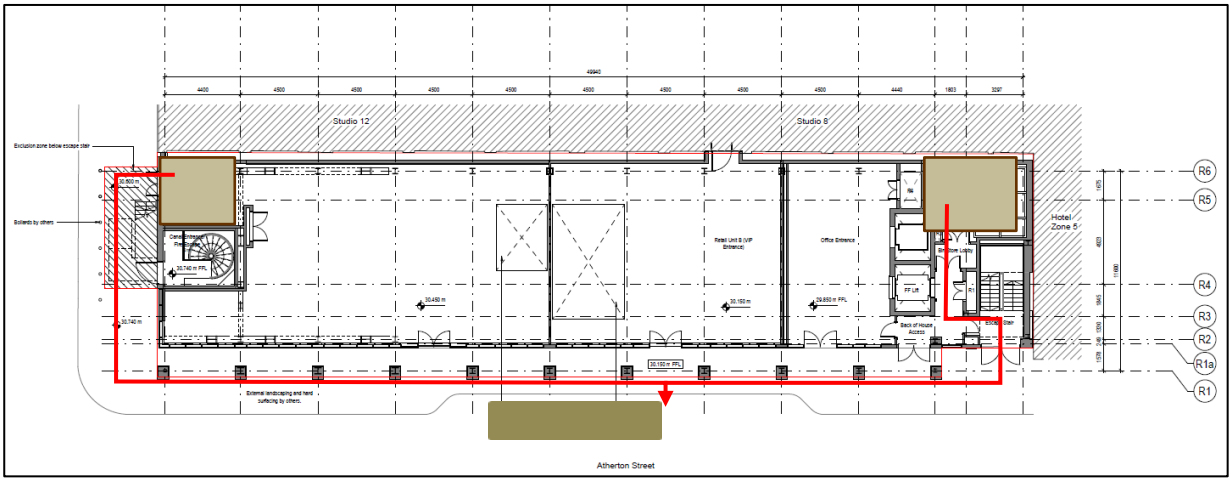


Figure 5.4: Zone 6 Workspace & Retail Bin Storage and Routeing

Waste Collection

5.5 The scale of development at St Johns means that waste collections are being made across the area every day. It is expected that the main waste collection contract would be with a single waste operator who can then coordinate collections by specific waste streams in a similar manner to Spinningfields.

5.6 The strategy will be for the site management staff or the waste operatives under their direction to wheel the bins out from the bin stores ready for collection. Once collected the bins would be wheeled back immediately after. This same collection strategy applies for both the temporary and permanent development scenarios. The route that the bins would be transferred along are all step free.

6 WASTE COLLECTION LOCATIONS

Introduction

6.1 The frequency of Waste Collection for the different land uses has been described previously in Table 4.1.

Studio Way Loading Bays

6.2 OGS benefits from a long Loading Bay on Studio Way which can accommodate access by large HGVs including refuse vehicles. There is also an enclosed loading bay within Zone 2 by the Modular Commercial Units where bins from Zones 2,4&5 can be held awaiting collection.

6.3 Large vehicles such as refuse vehicles cannot reverse into the yard. Such vehicles will park on Studio Way with the bins transferred for collection.

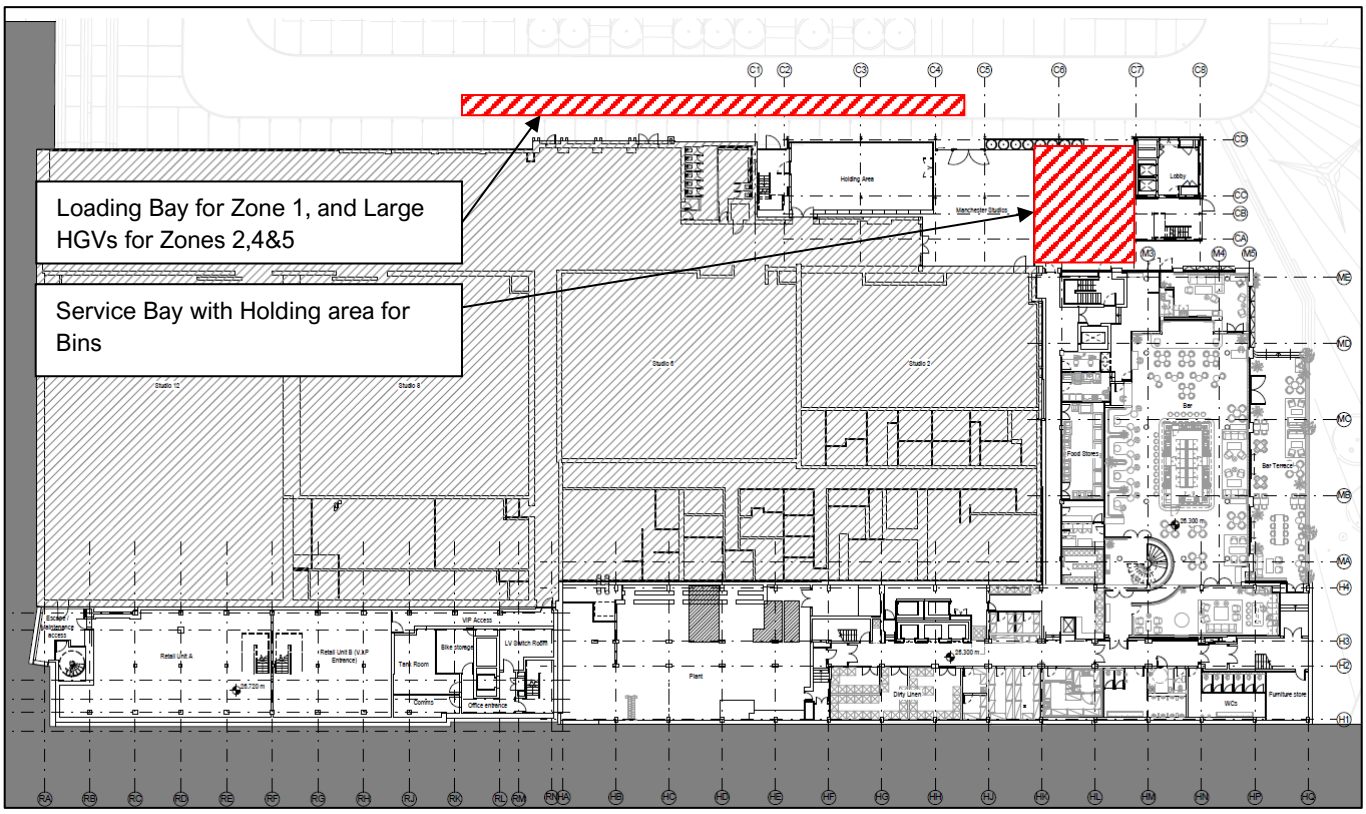


Figure 6.1 Loading Areas on Studio Way

6.4 The service routes within St Johns are all subject to a 5mph speed limit and service vehicles would access these areas as guests within that space with pedestrians having higher priority and vehicles limited to moving at walking pace.

6.5 Access into St Johns is controlled by automatic bollards. The on-site management would monitor vehicles accessing the shared surface areas and occupiers requesting deliveries would inform waste collection companies on the protocols, speed limit and access strategy. Any inappropriate driving through this space could result in the occupier being notified, the collector being warned and ultimately being banned from accessing this area.

6.6 Refuse collections on Studio Way would be time limited to avoid periods of high pedestrian activity after 11:00 and in effect this would occur early in the morning. There is scope for exceptional waste collections to occur by agreement.

6.7 To access Studio Way vehicles for OGS would approach from Water Street and circulate one way clockwise around the core site of Manchester Goods Yard (MGY). Vehicles would pass through the automatic bollards and after servicing, the vehicles would head back towards Water Street to the south of MGY.

Atherton Street Loading Bay

6.8 The Workspace and Retail land uses that form the Zone 6 development benefit from a loading bay area on Atherton Street where waste collections can be made. This area would also be a managed space with automatic bollards intercom and CCTV.

6.9 The location is described in **Figure 6.2** below.

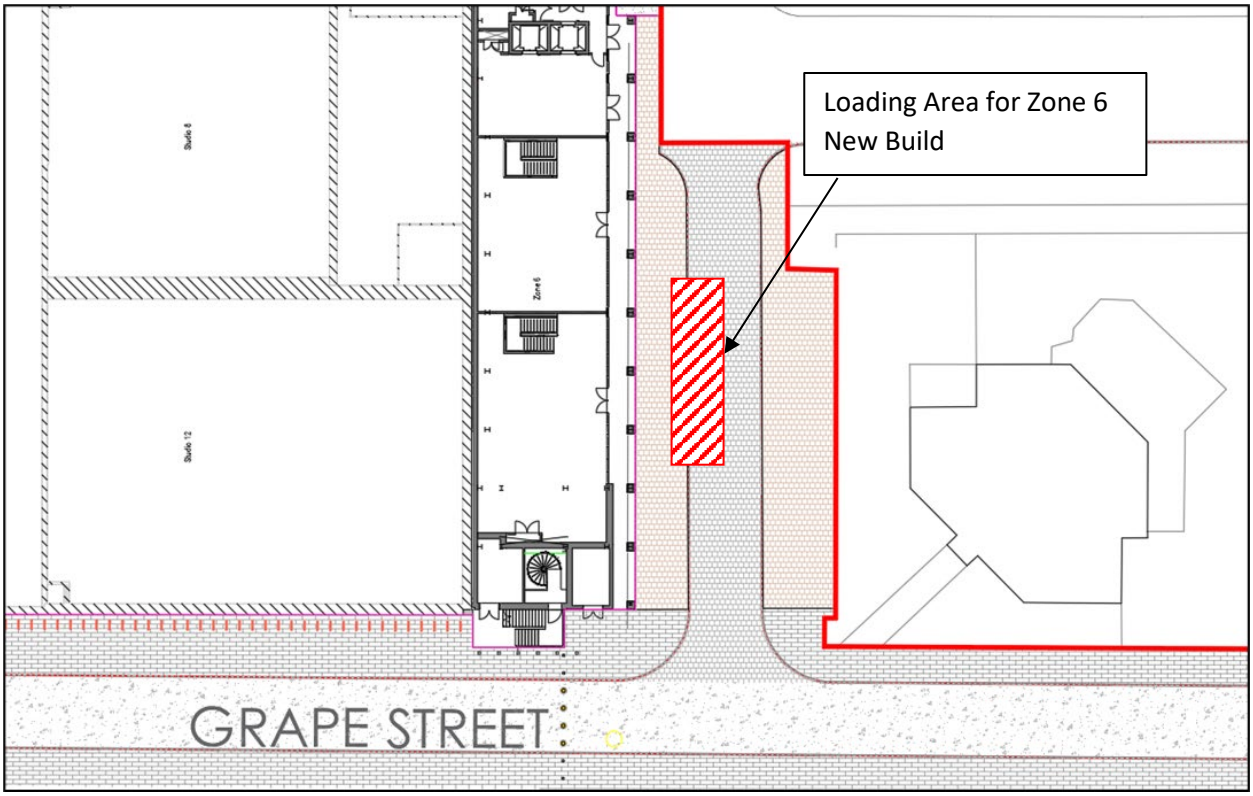


Figure 6.2 Loading Area outside Zone 6 New Build

7 SUMMARY & CONCLUSIONS

Summary

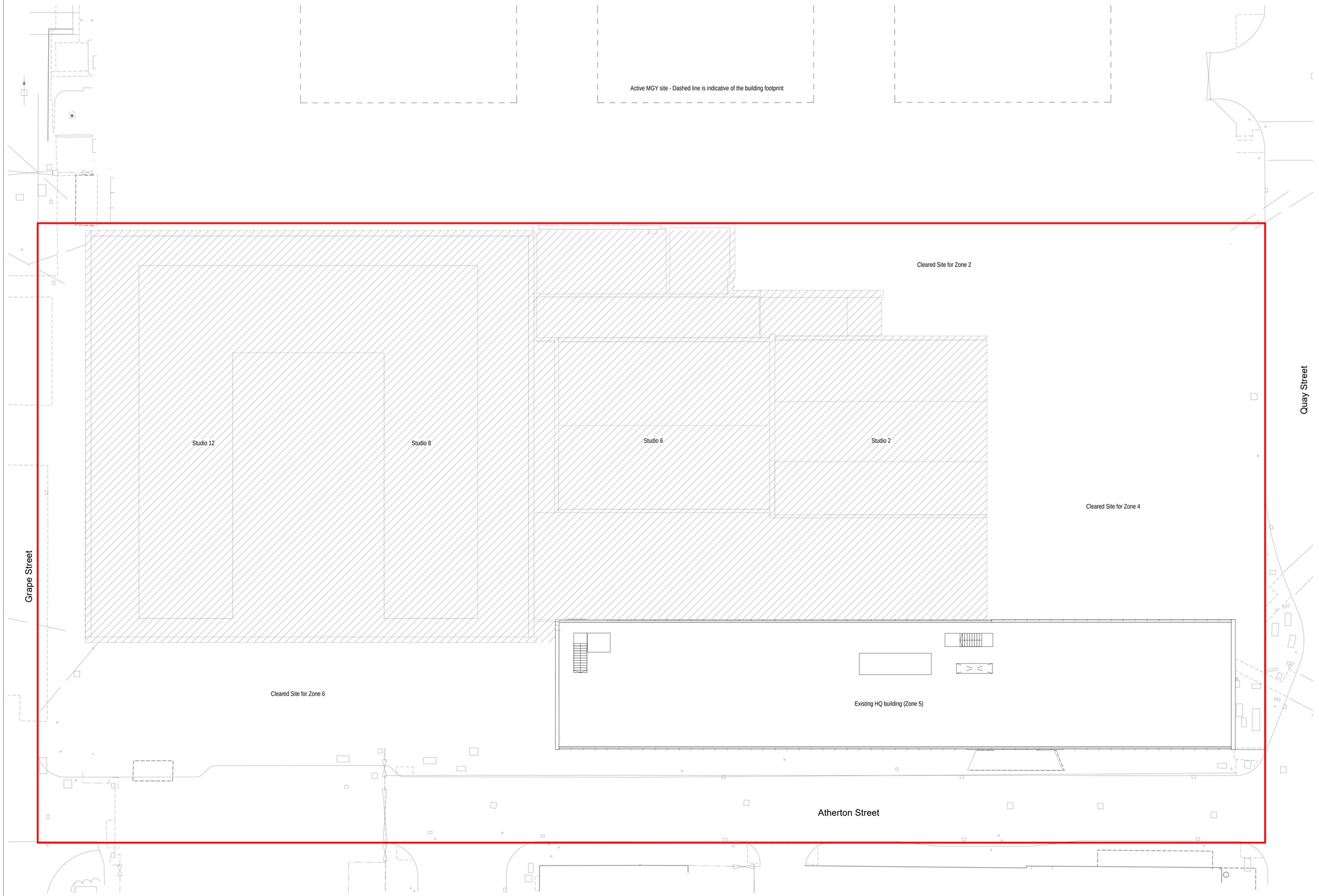
7.1 This document sets out the Waste Management Strategy for the Old Granada Studios (OGS) development at St Johns, Manchester.

7.2 The strategy shows that Waste can be managed in an appropriate and efficient manner.

Conclusion

7.3 It is therefore concluded that this Waste Management Strategy discharges Condition 16 of planning permission of application 127612/FO/2020.

Drawings



Notes

Do not scale from this drawing.

All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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N

KEY

Application boundary

A 14/02/20 First issue GL

Revisions

Status
Information

Client
Manchester Quays Ltd

Project
OGS
St John's
Manchester

Title
Existing Site Plan

Scale	Size	Date	Drawn	Checked
1 : 200	A1	18/10/19	CLH	NS

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Drawing No. 180146-3DR-Z0-XX-DR-D-002

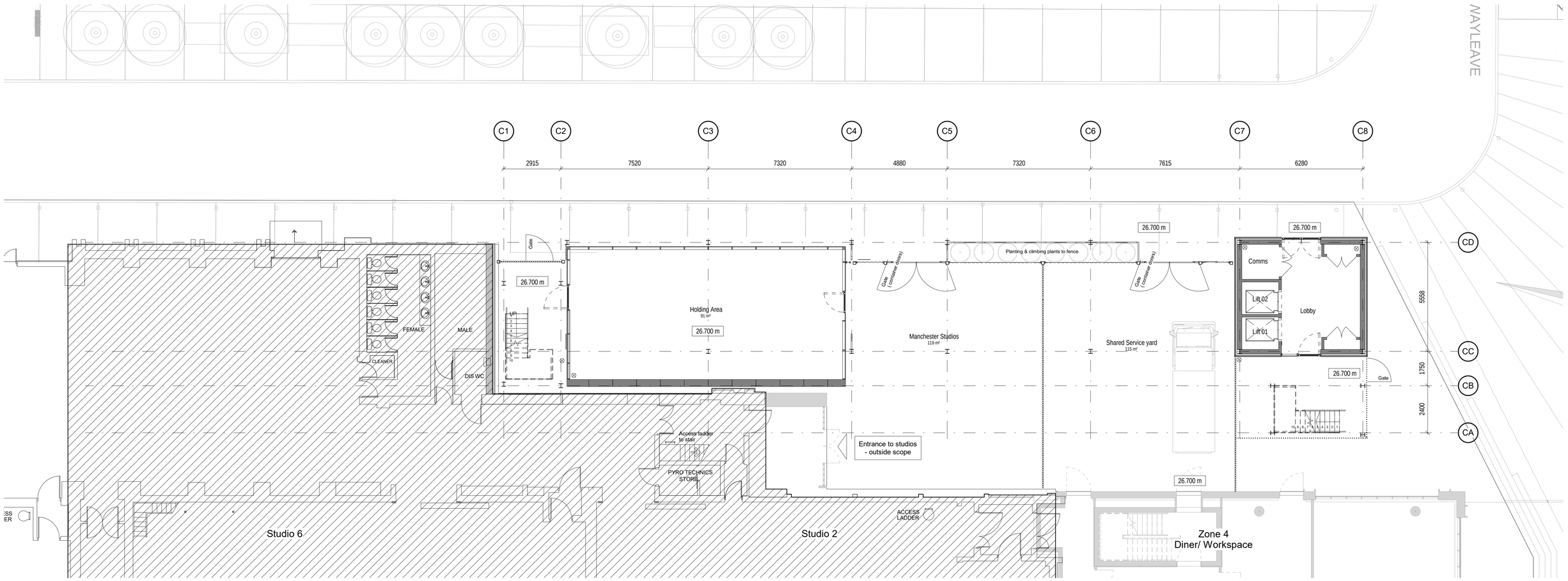
Rev. A

Appendix A

OGS Key Servicing Floor Plans

Zone 2

— Dwg 180146-3DR-Z2-00-DR-20220_F-Zone 2 - GA Plan - Level 00
— Dwg 180146-3DR-Z2-01-DR-20221_B-Zone 2 - GA Plan - Level 01

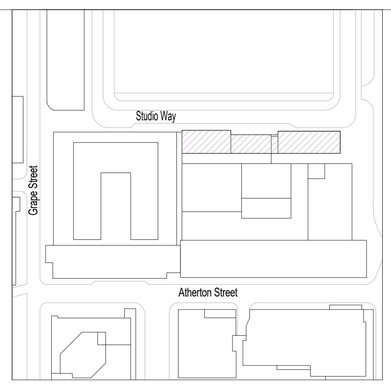


Notes

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All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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0 2 4 6 8 10m

SCALE 1 : 100

F	25/03/21	Gates/Planting revised	HM
E	16/03/21	Sliding Gate shown	HM
D	25/02/21	Fence moved following pre-app discussion	HM
C	08/02/21	First issue of revised scheme	HM
B	03/09/19	Issue for information	JB
A	01/05/19	New option created following AL comments	HM

Revisions

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Status
INFORMATION

Client
Allied London

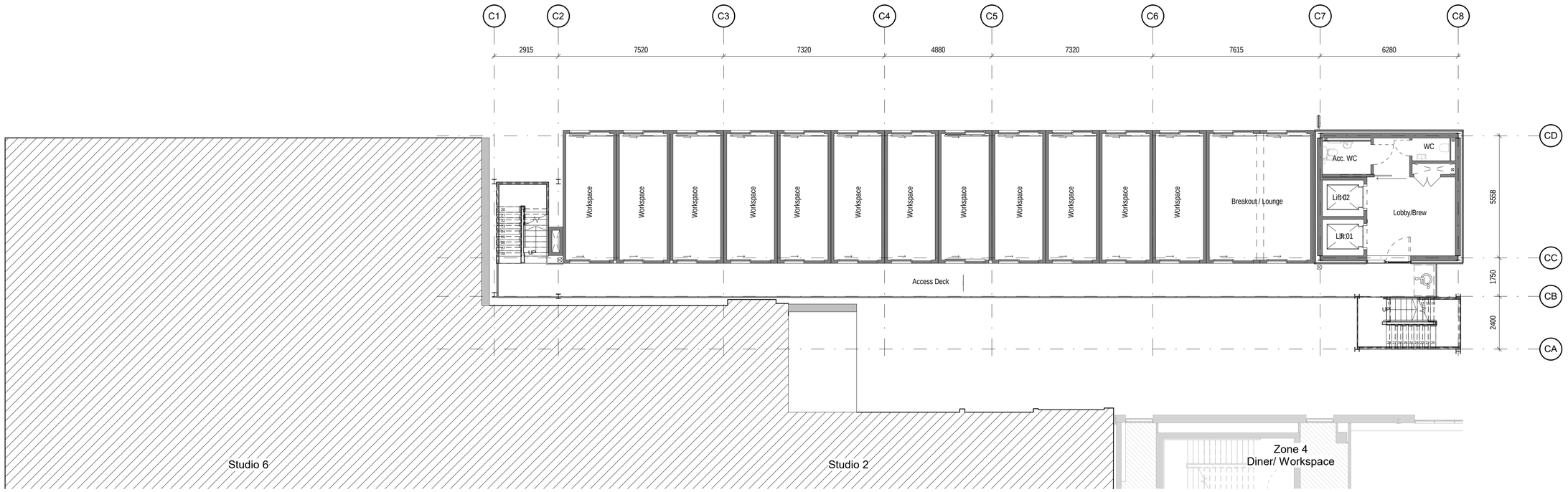
Project
OGS
Manchester

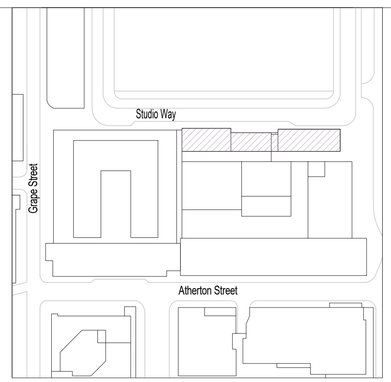
Title
Zone 2 - GA Plan - Level 00

Scale	Size	Date	Drawn	Checked
1 : 100	A1	03/02/21	JB	CH

Drawing No. 180146-3DR-Z2-00-DR-20220

Rev. F





0 2 4 6 8 10m

SCALE 1 : 100

Notes

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B	25/0321	Issue to SE	HM
A	16/02/21	Issue to SE for co-ordination	HM

Revisions

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Status
INFORMATION

Client
Allied London

Project
OGS
Manchester

Title
Zone 2 - GA Plan - Level 01
Combined units

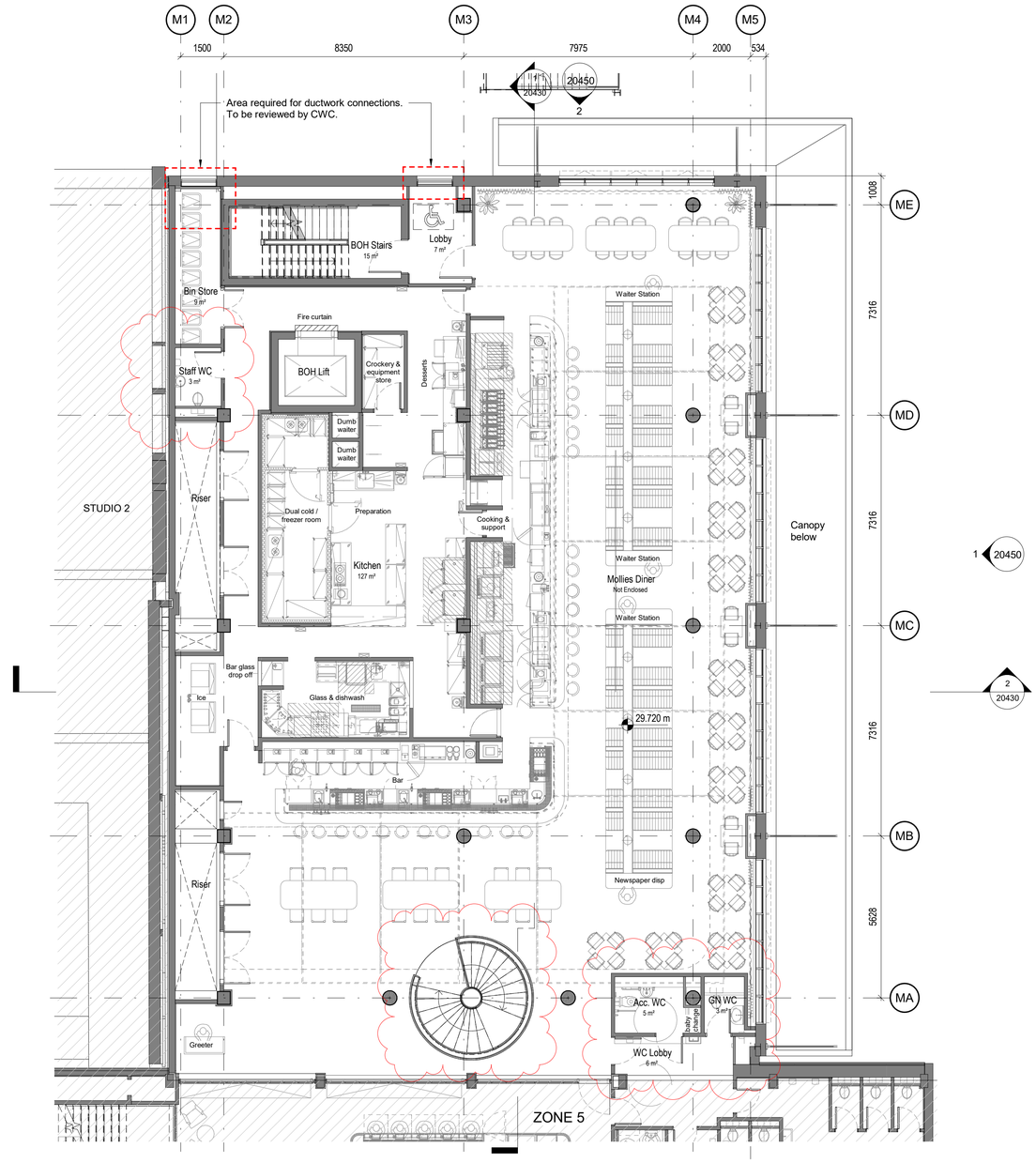
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1 : 100	A1	03/09/19	JB	NS

Drawing No. 180146-3DR-Z2-01-DR-20221

Rev. B

Zone 4

— Dwg 190242-3DR-Z4-LG-DR-A-20401-G-Zone 4 - GA Plan - Level LG
— Dwg 190242-3DR-Z4-00-DR-A-20402-F-Zone 4 - GA Plan - Level 00

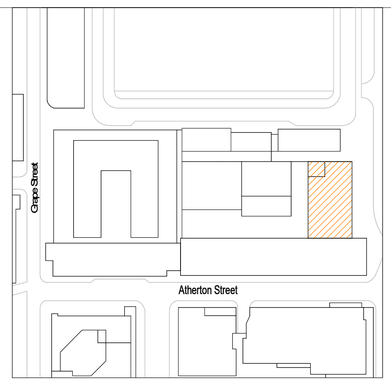


Notes

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All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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NOTE:
Internal layout in line with SHD drawing: 002_SH_GA_00 rev M

F	10/06/21	Layout updated in line with current SHD GA plan	GL
E	18/11/20	Updated in line with current SHD layout – EAI 027.	GL
D	05/10/20	Issued for information	JB
C	21/08/20	Issued for information	HM
B	12/08/20	Missing areas and names added	JB
A	05/08/20	Issue for information	JB

Revisions

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Status
INFORMATION

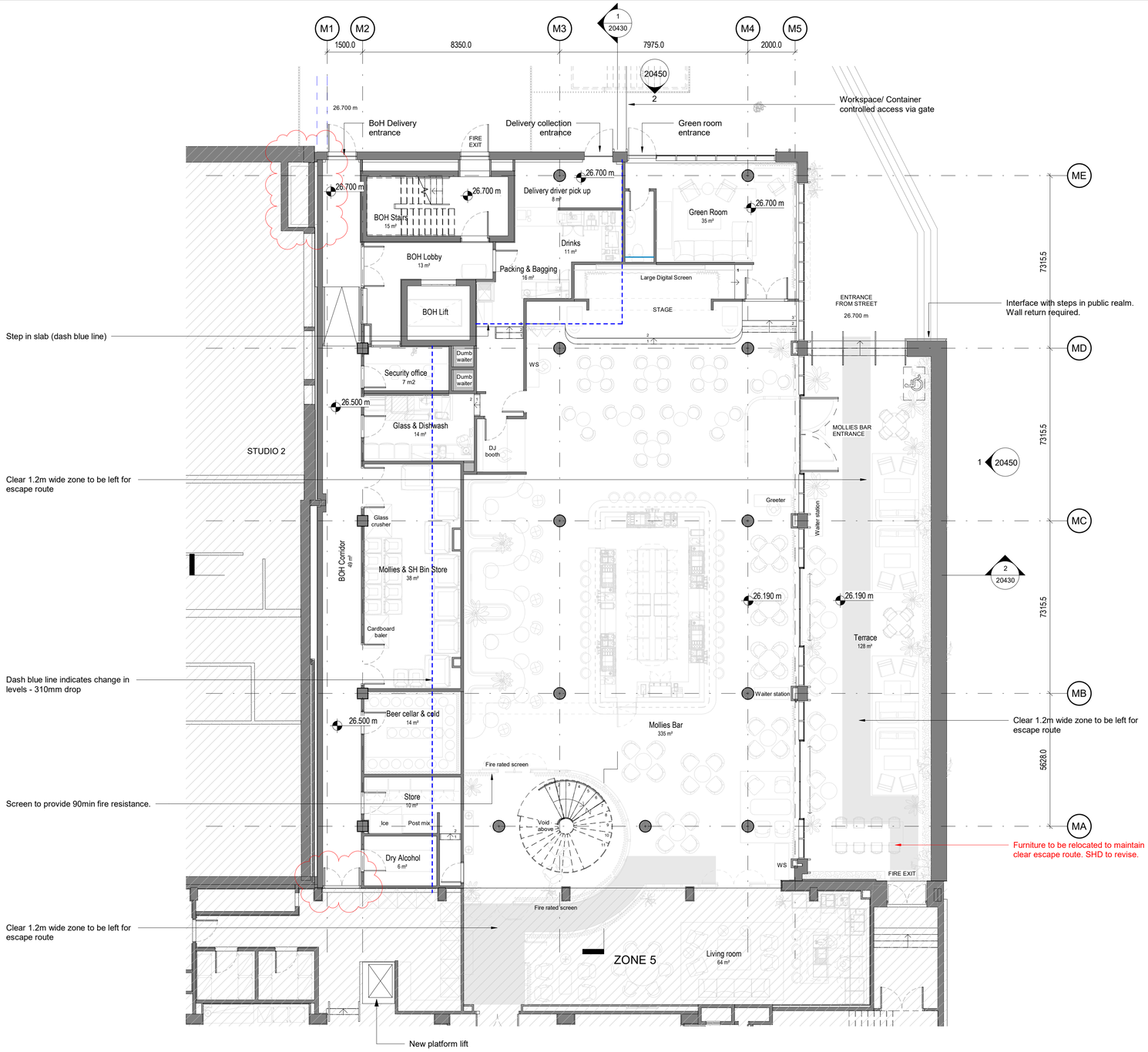
Client
ARJ

Project
OGS
Z4 & Z5

Title
Zone 4 - GA Plan - Level 00

Scale	Size	Date	Drawn	Checked
1 : 100	A1	05/05/20	HM	NS

Drawing No. Rev.
190242-3DR-Z4-00-DR-A-20402 F

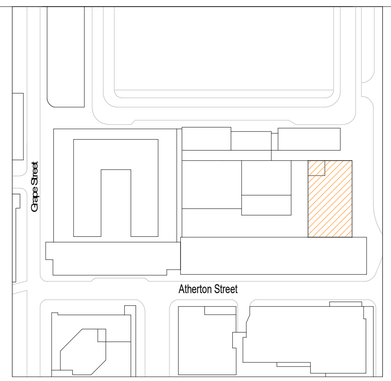


Notes

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All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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NOTE:
Internal layout in line with SHD drawing: 002_SH_GA_-1 rev M

G	21/01/22	Corridor recess removed in line with client's advice. Corridor door added in line with updated fire strategy.	GL
F	10/06/21	Layout updated in line with current SHD GA plan	GL
E	18/11/20	Updated in line with current SHD layout – EAI 027.	GL
D	05/10/20	Issued for information	JB
C	21/08/20	Issued for information	HM
B	12/08/20	Missing areas and names added	JB
A	05/08/20	Issue for information	JB

Revisions

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Status
INFORMATION

Client
ARJ

Project
OGS
Z4 & Z5

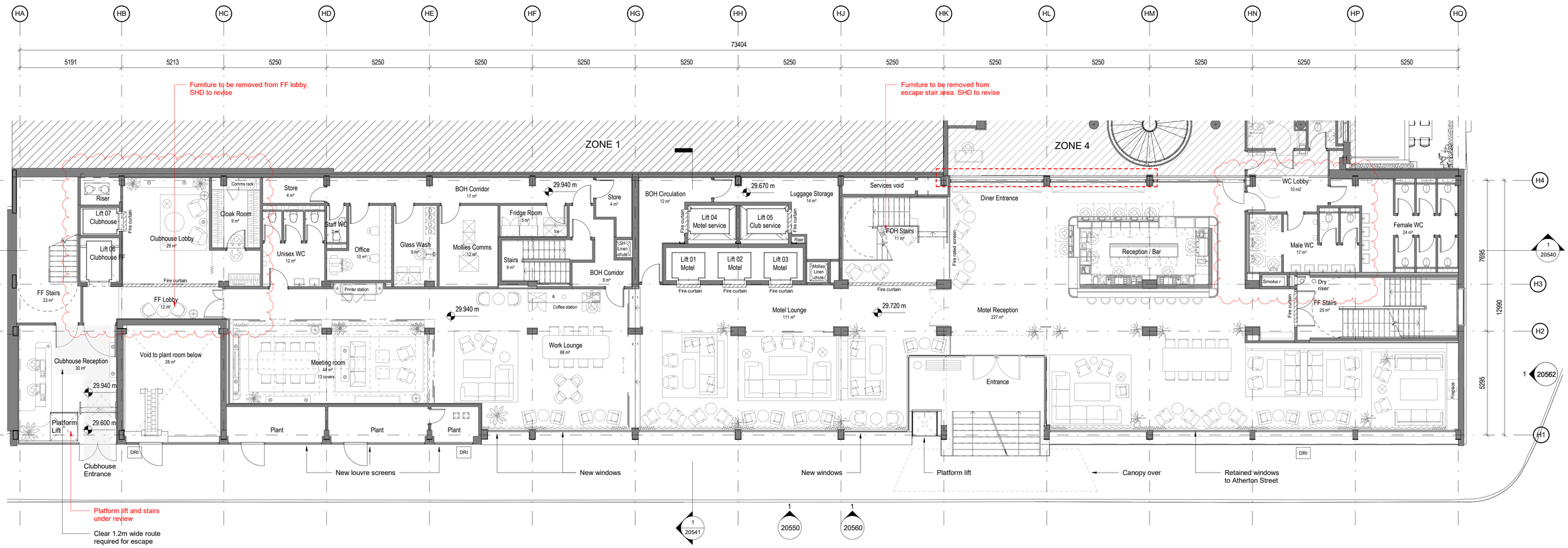
Title
Zone 4 - GA Plan - Level LG

Scale	Size	Date	Drawn	Checked
1 : 100	A1	05/08/20	JB	GL

Drawing No. Rev.
190242-3DR-Z4-LG-DR-A-20401 G

Zone 5

— Dwg 190242-3DR-Z5-LG-DR-A-20501-G-Zone 5 - GA Plan - Level LG
— Dwg 190242-3DR-Z5-00-DR-A-20502-G-Zone 5 - GA Plan - Level 00



1 Zone 5 - GA Plan - Level 00 - Proposed

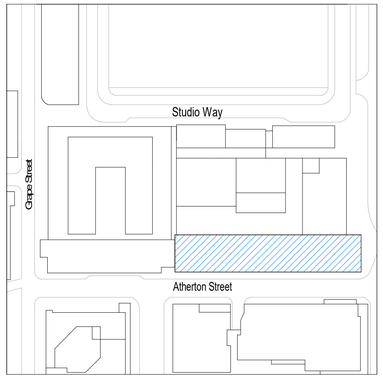
1 : 100

Notes

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RISER SCHEDULE

	Riser A	Riser B	Riser C	Riser D	Riser E	Riser F	Riser G	Riser H1	Riser H2	Riser I	Riser J
LG	x	x	Riser replaced with lift. Flues relocated to outside.	Omitted	x	x	x	x	x	x	x
G	x	x			x	2no Ø150mm	x	x	x	x	x
01-05	3700x1000	2100x1450			2600x250		x	x	x	x	x
06							x	x	x	x	x
07		2100x1600					x	x	x	x	x
08		2100x1450			x	x	3600x775	1300x700	x	1850x900	1600x250
09					x	x	3890x775		1600x800	2100x900	
R					x	x					

NOTE:
Internal layout in line with SHD drawing: 002_SH_GA_00 rev M and 002_SH_GA_00-_CLUB rev A

G	10/06/21	Layout updated in line with curent SHD GA plan	GL
F	18/11/20	Updated in line with current SHD layout – EAI 027.	GL
E	28/10/20	Service lifts and linen chute location revised. Riser schedule updated	JB
D	05/10/20	Issued for WS4	GL
C	21/08/20	Issued for information	GL
B	12/08/20	Missing areas and names added	JB
A	04/08/20	Issue for information	JB

Revisions

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Status
Information

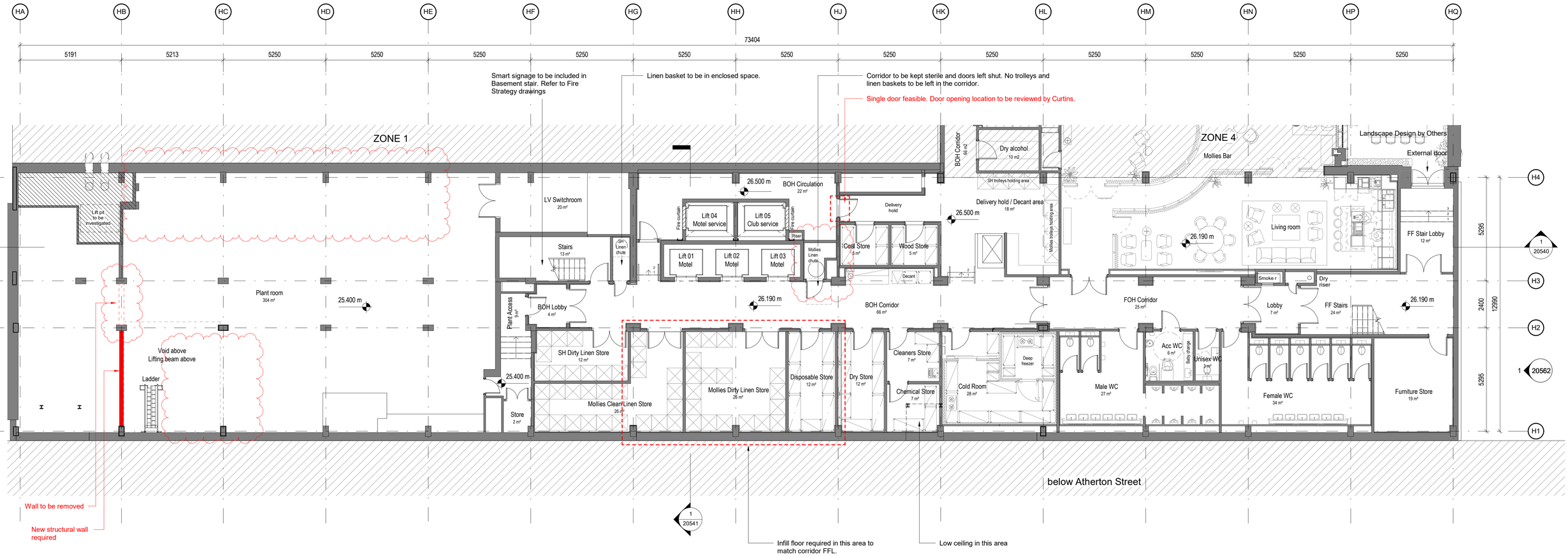
Client
ARJ

Project
OGS
Z4 & Z5

Title
Zone 5 - GA Plan - Level 00 Proposed

Scale	Size	Date	Drawn	Checked
As indicated	A1	03/08/20	JB	HM

Drawing No. 190242-3DR-Z5-00-DR-A-20502 Rev. G



1 Zone 5 - GA Plan - Level LG - Proposed

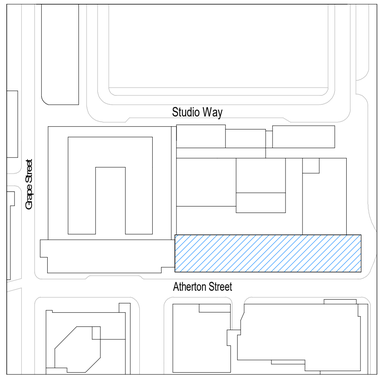
1 : 100

Notes

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RISER SCHEDULE

	Riser A	Riser B	Riser C	Riser D	Riser E	Riser F	Riser G	Riser H1	Riser H2	Riser I	Riser J
LG	x	x	Riser replaced with lift. Flues relocated to outside.	Omitted	x	x	x	x	x	x	x
G	x	x			x	2no Ø150mm	x	x	x	x	x
01-05	3700x1000	2100x1450			2600x250		x	x	x	x	x
06							x	x	x	x	x
07		2100x1600					x	x	x	x	x
08		2100x1450			x	x	3600x775	1300x700	x	1850x900	1600x250
09					x	x	3890x775		1600x800	2100x900	
R					x	x					

NOTE:
Internal layout in line with SHD drawing: 002_SH_GA_-1 rev M

G	10/06/21	Layout updated in line with curent SHD GA plan	GL
F	18/11/20	Updated in line with current SHD layout – EAI 027.	GL
E	28/10/20	Service lifts and linen chute location revised. Riser schedule updated	JB
D	05/10/20	Issued for WS4	GL
C	21/08/20	Issued for information	GL
B	12/08/20	Missing areas and names added	JB
A	04/08/20	Issue for information	JB

Revisions

3DReid
www.3DReid.com
Architecture Interiors Masterplanning

Status
Information

Client
ARJ

Project
OGS
Z4 & Z5

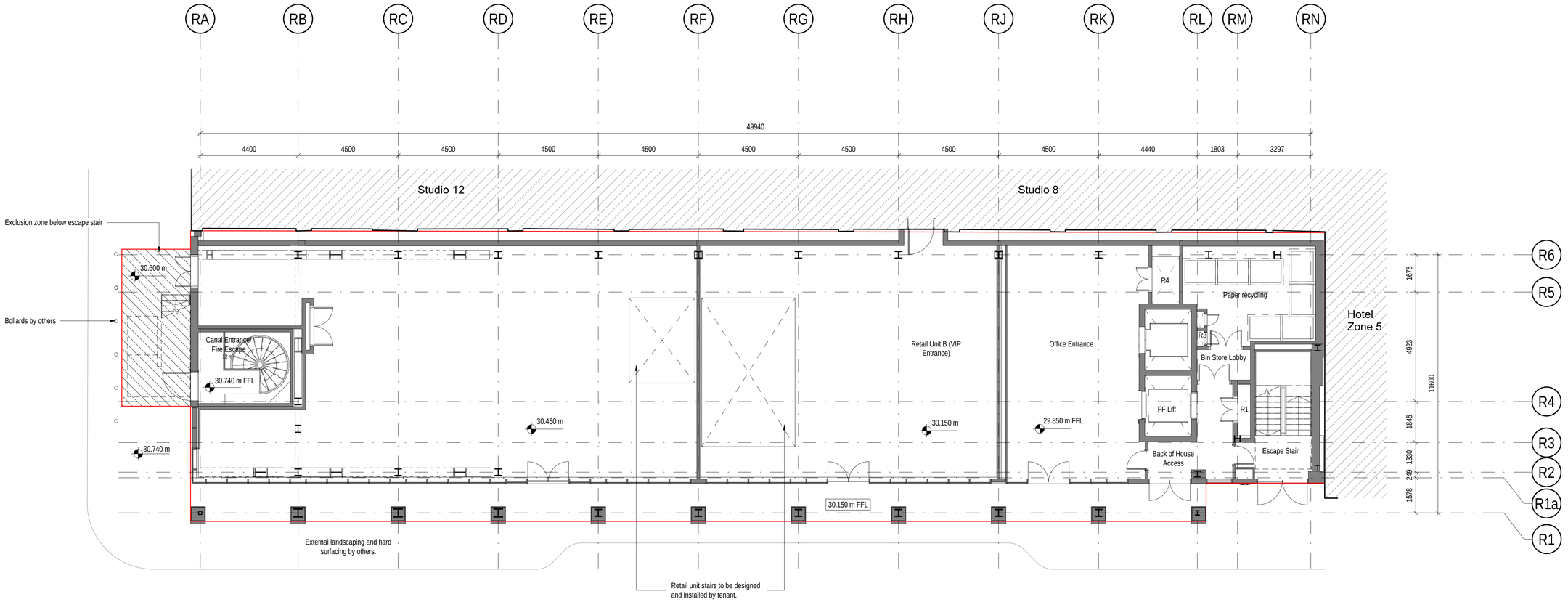
Title
Zone 5 - GA Plan - Level LG Proposed

Scale	Size	Date	Drawn	Checked
As indicated	A1	03/08/20	JB	HM

Drawing No. Rev.
190242-3DR-Z5-LG-DR-A-20501 G

Zone 6

— Dwg 190239-3DR-Z6-B1-DR-20612-H-Zone 6 - GA Plan - Level B1
— Dwg 190239-3DR-Z6-00-DR-20600-G-Zone 6 - GA Plan - Level 00



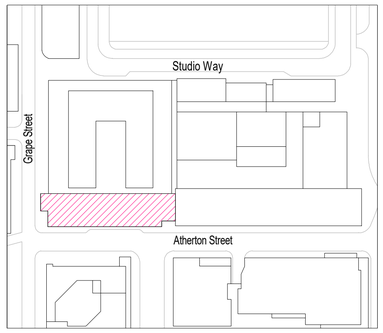
Atherton Street

Notes

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The following subcontractor drawings should be refered to for details of systems:	
Primary steel structure:	Evadx
Below ground waterproofing:	Pudlo
Roofing:	S1 Roofing
Metal deck floors:	Northern Steel
Facade cladding:	Keyclad
Louvred screens:	AL-13
Curtain walling:	Quest
Internal and external metal stairs:	Marshall stairs
Spiral Stair:	Spiral UK
Internal dry lining and partitions:	British Gypsum
Roof access & safety systems:	Rostek
Metal doors:	Rotec
Internal doors:	TMJ
Balustrading:	Smart Balustrades
Building Services:	Vaughan

G	12/11/21	Final design issue	MD
F	18/08/21	Layouts updated to incorporate new arrangements at ground and basment level	CLH
E	09/02/21	Wall added to Riser R3. Issued for Construction.	DW
D	15/07/20	Intermediate walls from risers removed, riser doors arragement changed	JB
C	22/05/20	Structure moved onto GL R6. Bracing introduced. Dry riser inlet relocated. AOV added.	CH
B	30/04/20	All design changes incorporated	CLH
A	28/01/20	Initial Issue	CLH

Revisions

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Architecture Interiors Masterplanning

Status
FINAL DESIGN

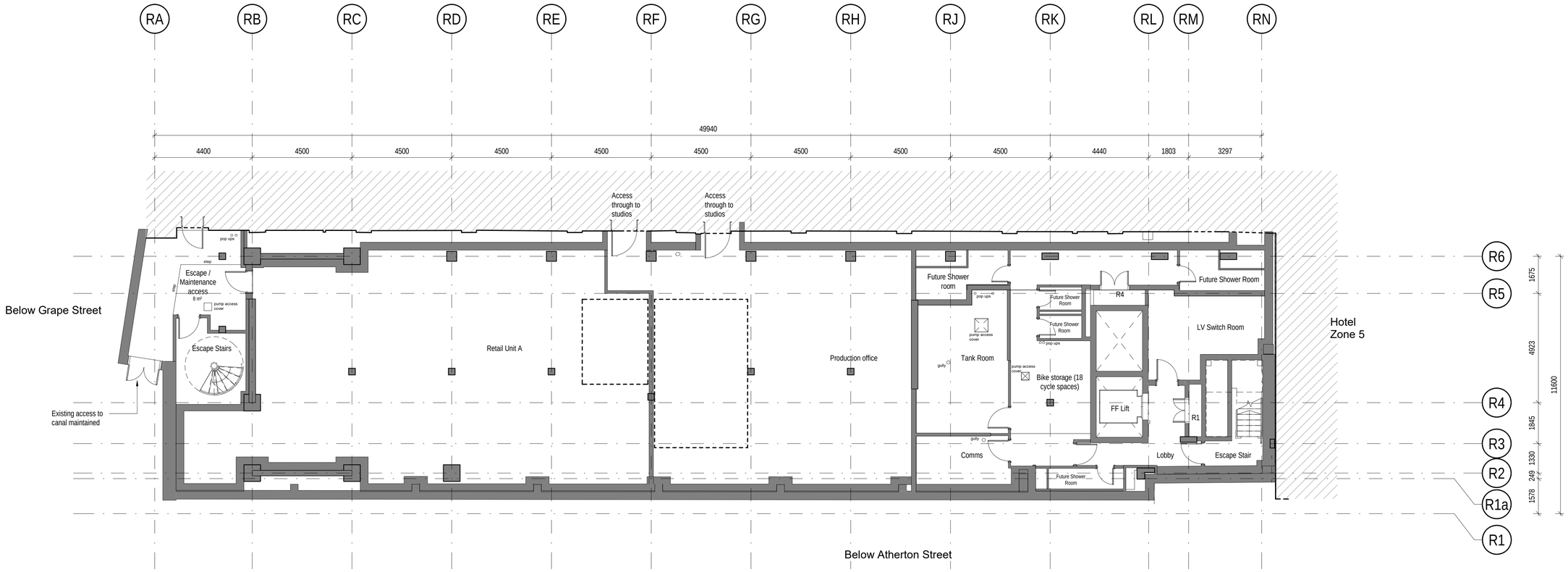
Client
Bowmer + Kirkland

Project
OGS
Manchester

Title
Zone 6 - GA Plan - Level 00

Scale	Size	Date	Drawn	Checked
As indicated	A1	22/08/19	JB	NS

Drawing No. Rev.
190239-3DR-Z6-00-DR-20600 G



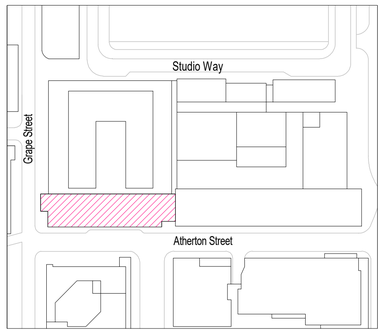
Retail unit stairs to be designed and installed by tenant.

Notes

Do not scale from this drawing.

All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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The following subcontractor drawings should be refered to for details of systems:	
Primary steel structure:	Evadx
Below ground waterproofing:	Pudlo
Roofing:	S1 Roofing
Metal deck floors:	Northern Steel
Facade cladding:	Keyclad
Louvred screens:	AL-13
Curtain walling:	Quest
Internal and external metal stairs:	Marshall stairs
Spiral Stair:	Spiral UK
Internal dry lining and partitions:	British Gypsum
Roof access & safety systems:	Rostek
Metal doors:	Rotec
Internal doors:	TMJ
Balustrading:	Smart Balustrades
Building Services:	Vaughan

H	05/11/21	Door to be mirrored	MD
G	18/08/21	Layouts updated to incorporate new arrangements at ground and basment level	CLH
F	09/02/21	Issued for Construction	DW
E	11/12/20	Cycle spaces added	DW
D	19/06/20	Plant room layout updated.	CLH
C	22/05/20	Structure relocated onto GL R6. Shear walls adjusted. Existing building position updated at junctions to new building.	CH
B	30/04/20	All design changes incorporated	CLH
A	28/01/20	Initial Issue	CLH

Revisions

3DReid
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Architecture Interiors Masterplanning

Status
FINAL DESIGN

Client
Bowmer + Kirkland

Project
OGS
Manchester

Title
Zone 6 - GA Plan - Level B1

Scale	Size	Date	Drawn	Checked
As indicated	A1	22/08/19	JB	NS

Drawing No. 190239-3DR-Z6-B1-DR-20612 Rev. H

vectos.

Appendix B

Waste Pro-Forma

Appendix E Proforma for Planning Applications

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: Previous LPA ref: 127612/FO/2020
Date Submitted: Approved 16th November 2020

Estimated volumes/ m² 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?
N/A	

Commercial Developments

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

OGS Waste Forecasts by Land Use, Recycling Rates and Bin Storage								
Hotel (Zone 4/5)	**Waste Forecast/Week (Zone 4)**				**Waste Forecast /Day**			
175 rooms & Rooftop Restaurant	**350 litres /room**		**61250 litres /week**		**10208 litres /day**			
Recycling Rate	**General Refuse**	**Food Waste***	**Paper/ Card**	**Co-Mingled**				
Recycling Rate	40%	10%	25%	25%				
10,208 Litres	4083	1021	2552	2552				
Bar/Restaurant (Zone 4)	**Waste Forecast/Week (Zone 4)**				**Waste Forecast /Day**			
Ground floor Bar/Restaurant	**75 litres per cover**		**18750 litres /week**		**3125 litres /day**			
250 covers	**General Refuse**	**Food Waste***	**Paper/ Card**	**Plastics**	**Packaging**	**Metals**	**Glass**	
Recycling Rate	12%	44%	24%	4%		3%	14%	
3,125 Litres	375	1359	734	125		94	437.5	
Total Zone 4/5 Hotel /Restaurant Bin Storage	**General Refuse**	**Food Waste***	**Paper/ Card**	**Co-Mingled**				
Bin Storage 8 x1100 litre Bins	**5**		**3**					
Bin Storage 11 x 360 litre Bins		**2**		**9**				
Collection Frequency	**Daily**							
*With Food Waste Dewatering								
Zone 2 Modular Workspace	**Waste Forecast/Week**				**Waste Forecast /Day**			
723sqm	**50 litres /Employee**		**3615 litres /week**		**723 litres /day**			
Recycling Rate	**General Refuse**		**Paper/ Card**	**Co-Mingled**				
				Plastics	**Packaging**	**Metals**	**Glass**	
Recycling Rate	30%		50%	3%	10%	2%	5%	
723 Litres	217		362	22	72	14	36	
Bin Storage 3 x 360 litre bins	**1**		**1**	**1**				
Collection Frequency	**Daily**							
(Zone 6) New Build Workspace	**Waste Forecast/Week**				**Waste Forecast /Day**			
5180 (GIA), 4560sqm (NIA)	**500 staff assumed to work there**							
	50 litres /Employee		**25000 litres /week**		**5000 litres /day**			
Recycling Rate	**General inc Food Waste**		**Paper/ Card**	**Co-Mingled**				
				Plastics	**Packaging**	**Metals**	**Glass**	
Recycling Rate	30%		50%	3%	10%	2%	5%	
5,000 Litres per Day	1500		2500	150	500	100	250	
Zone 6 Workspace Bin Storage	**General Refuse**		**Paper/ Card**	**Co-Mingled**				
Bin Storage 6 x1100 litre Bins	**2**		**3**	**1**				
Collection Frequency	**Daily During Week**							
Zone 6 New Build Retail Units	**Waste Forecast/Week**				**Waste Forecast /Day**			
620 sqm	**10 litres /sqm**		**6200 litres /week**		**1240 litres /day**			
Recycling Rate	**General inc Food Waste**		**Paper/ Card**	**Co-Mingled**				
Recycling Rate	50%		25%	25%				
1,240 Litres	620		310	310				
Zone 6 Retail Bin Storage	**General Refuse**	**Food Waste***	**Paper/ Card**	**Co-Mingled**				
Bin Storage 4 x 360 litre Bins	**2**		**1**	**1**				
Collection Frequency	**Daily**							
Studio One Off Peak Event	**General Refuse**		**Paper/ Card**	**Plastics**	**Packaging**	**Metals**	**Glass**	
Recycling Rate	68%		3%	4%	7%	3%	16%	
29,620 Litres	19994		889	1185	2044	889	4621	
Zone 6 New Build Retail Unit B VIP Entrance	**VIP entrance (Considered Incoporated into Studio Waste)**							
Total Zone 1 Studios Bin Storage	**General Refuse**	**Food Waste***	**Paper/ Card**	**Co-Mingled**				
Bin Storage 28 x1100 litre Bins	**19**		**1**	**8**				
Collection Frequency	**After Large Event or As Required**							

Has / will a contract be obtained with a licensed waste carrier?	Y

Mixed Use Developments

Are the stores or residential and commercial separate for each other?	N/A

Internal Stores (Residential and Commercial)

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

The Internal land uses will benefit from bins positioned conveniently to where the waste is generated. The different land uses and different parts of the building will generate different types of waste.

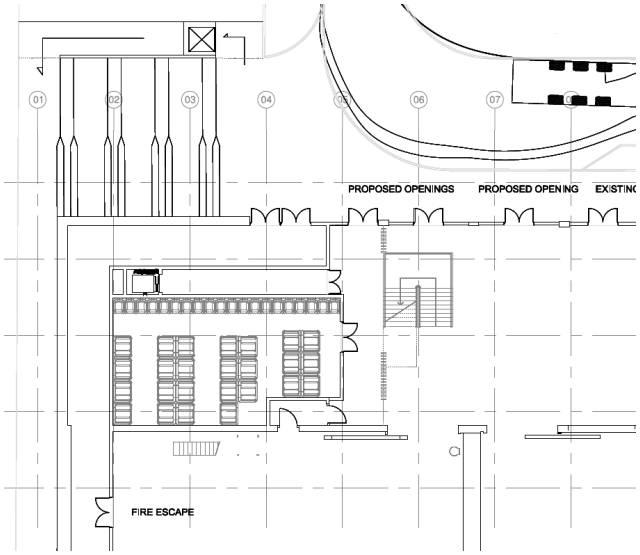
The back of house bins or bins in central locations such as by the kitchens, bars, and behind reception will benefit from waste recycling bins. These will include Foodwaste, General Waste, Paper/Card and Comingled Recyclables. Bars will have under the counter glass bins. Subject to fitout, the large Mollies kitchen will have a dewatering unit for foodwaste which reduces the volume and the smell. If the kitchen generates a large volume of cooking oil waste then this will be collected by a bespoke collection company (eg Olleco) The workspace units will benefit from a WEEE recycling bin and used printer cartridges can now be posted back for recycling.

Storage Areas for Waste Containers (Residential and Commercial)

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

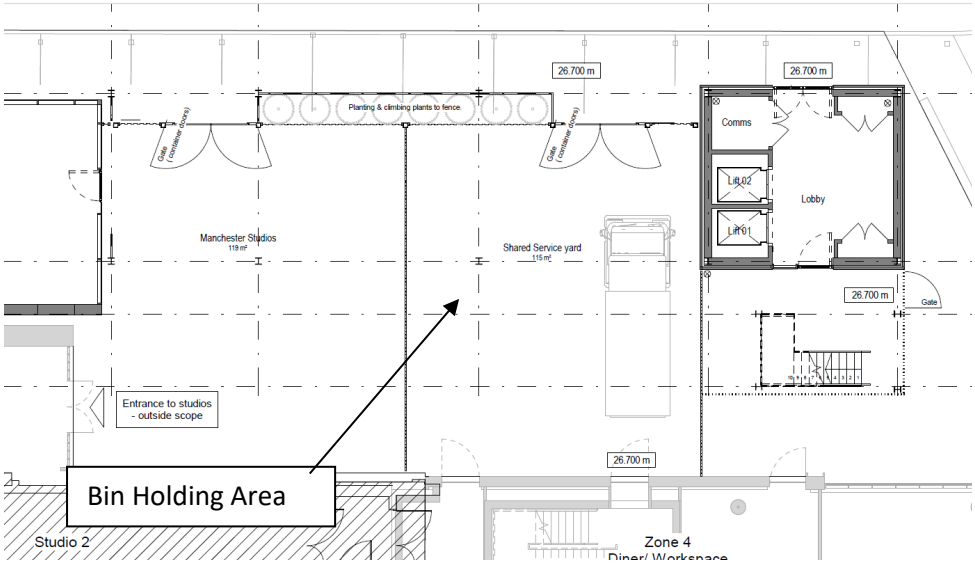
The Bin Store Layouts are provided below:

Zone 1 - Studios are flexible spaces so the any internal recycle bins are brought in for each situation.



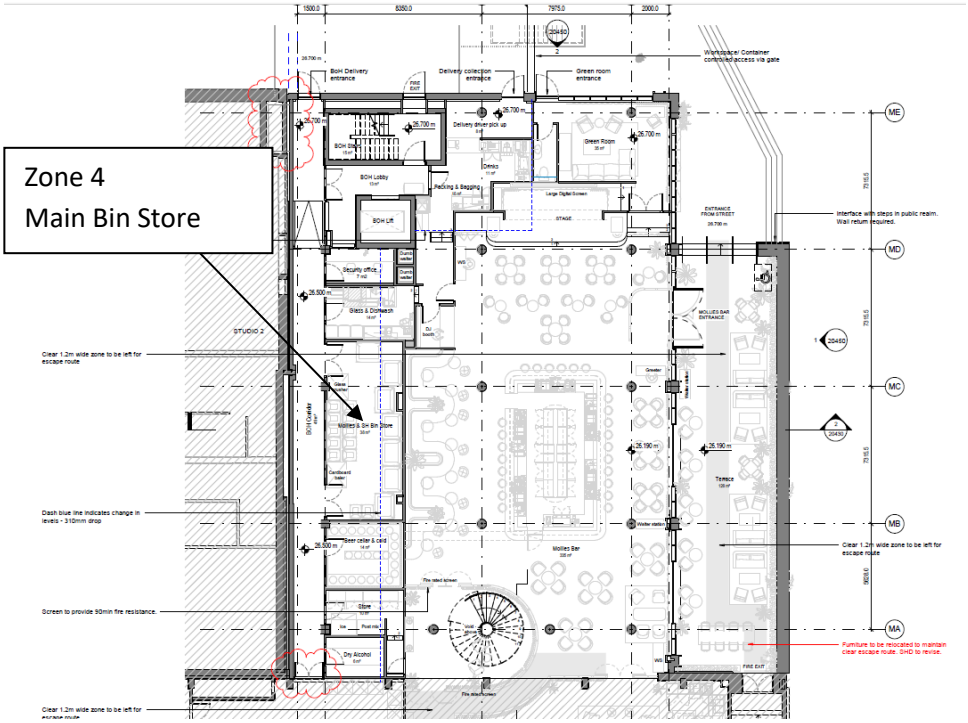
Zone 1 Studios Bin Store

Zone 2 Modular Units - Waste will be initially stored and segregated on each office floor/unit. Waste transferred to service yard bin stores.

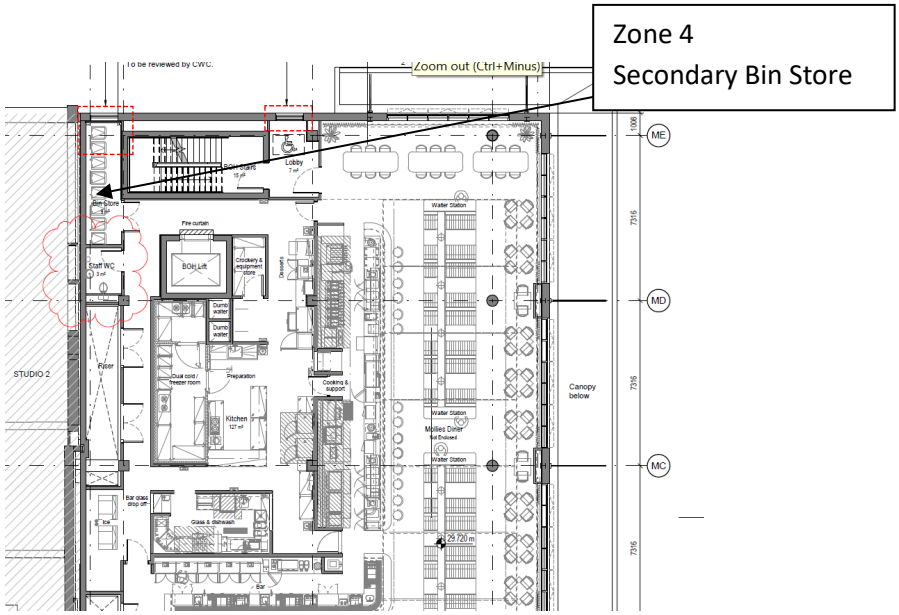


Zone 2 Service Yard (inc Bin Holding area)

Zone 4/5 Hotel /Restaurant/Bars - Recycle bins provided centrally and in key locations throughout the ground floor areas (eg reception). Glass bins stored behind bars. General Waste Bins stored in each bedroom.

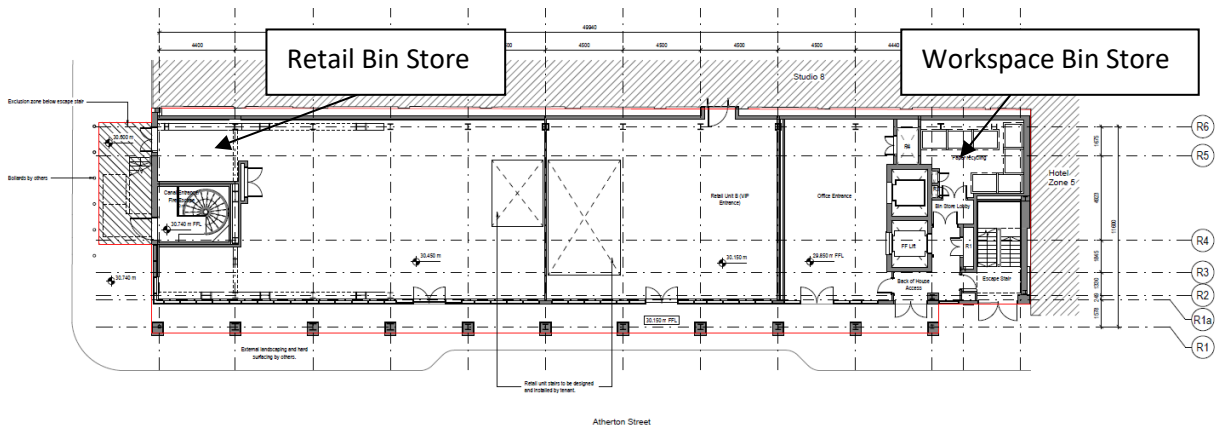


Zone 4 Lower Ground Floor Bin Store



Zone 4 Ground Floor Bin Store

Zone 6 Retail and Workplace Ground Floor Bin Stores



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

Please confirm details of waste ventilation and hygiene / cleaning proposals

Ventilation – All Bin Stores are Mechanically Ventilated

Hygiene – Oversight of the bin stores lie with the On Site Building Management Team and they will ensure that the bin stores are kept clean. To help in this, hose points are provided in each of the bin stores.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the site / property promptly e.g. resident / management company

The On Site Building Management Team for ensuring that bins are taken from the bin store to the collection point and returned promptly after. They may allocate that task to the occupier or the waste management company subject to agreement.

Please ensue that you have attached:

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

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

vectos.

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