



Waste & Servicing Strategy

Grape Street, St Johns, Manchester

St John's Estate Limited

Prepared by:

SLR Consulting Limited

5th Floor, 35 Dale Street, Manchester, M1 2HF

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Basis of Report

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1.0 Introduction

Background

- 1.1 SLR have been commissioned by St John's Estate Limited to provide a Waste & Servicing Strategy in support of a temporary planning application for a mixed-use development along a section of Grape Steet in Manchester.

Development Proposals

- 1.2 The application seeks consent for:

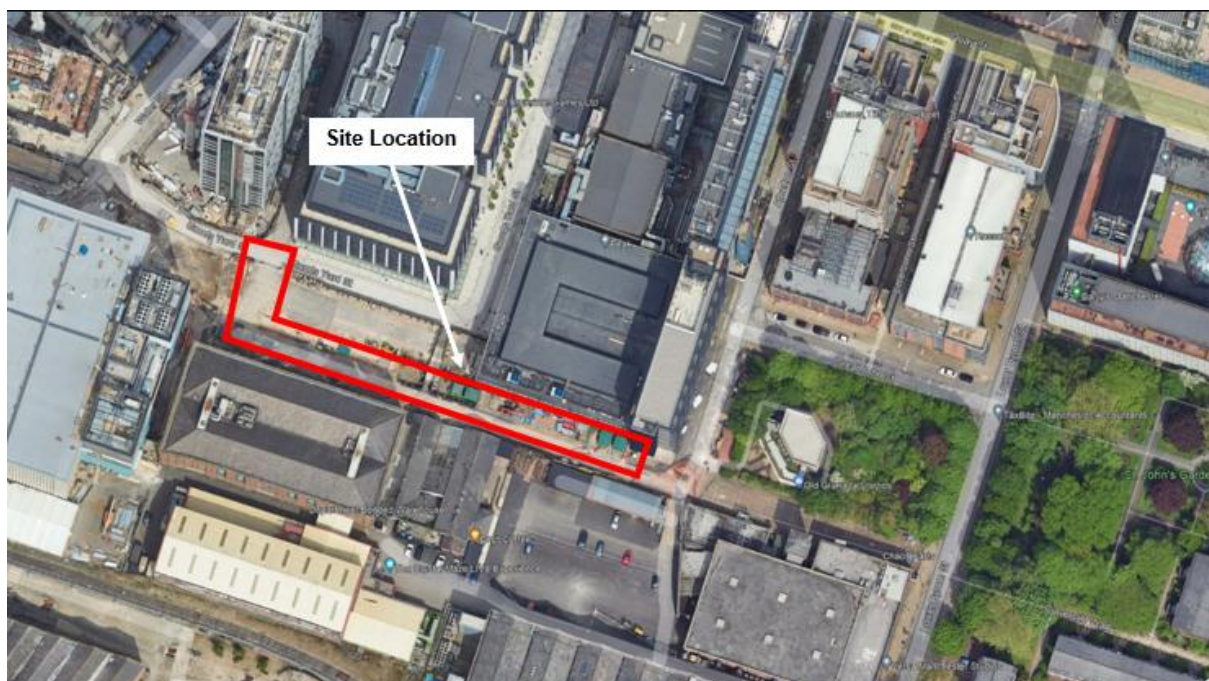
Retrospective planning application for construction of covered area for flexible commercial uses, café building, retail unit, toilet block, entrance gate, and other associated works.

- 1.3 In summary, the scheme proposes a number of food and beverage units, alongside one café and one retail unit. The units have been arranged in two clusters – West Canopy and East Canopy.

Site Location

- 1.4 The application site is located to the north of Grape Street, which is to the southwest of Manchester City Centre, adjacent to the Old Granada Studios to the east of the development as shown in **Figure 1.1** below.

Figure 1.1: Site Location



Scope of Report

1.5 This Servicing and Waste Strategy will set out the following:

- Development proposals;
- Forecast waste generation & recycling rates;
- Proposed waste management strategy;
- Proposed waste storage facilities;
- Forecast the refuse collection frequency;
- Calculation of the number of delivery vehicles; and
- A service strategy for the movement of goods.



2.0 Development Proposals

- 2.1 The proposed development seeks consent for:

Retrospective planning application for construction of covered area for flexible commercial uses, café building, retail unit, toilet block, entrance gate, and other associated works.

- 2.2 The units will include four permanent food and beverage units, along with a range of smaller stalls. The units are arranged in two clusters, organised into West Canopy and East Canopy.
- 2.3 The Grape Street Units involve the development of 46sqm of retail space, 46sqm of a café and toilet facilities of 22sqm. Under the canopies there is a variety land uses that can be accommodated in these areas.
- 2.4 There will be external seating provided and landscaped planters and these are shown indicatively. Grape Street would retain its carriageway width of 3.7m. The proposed site layout plan is shown below in **Figure 2.1** and **Figure 2.2** below and full plans are included in **Appendix A**.

Figure 2.1: Proposed Layout: West Canopy

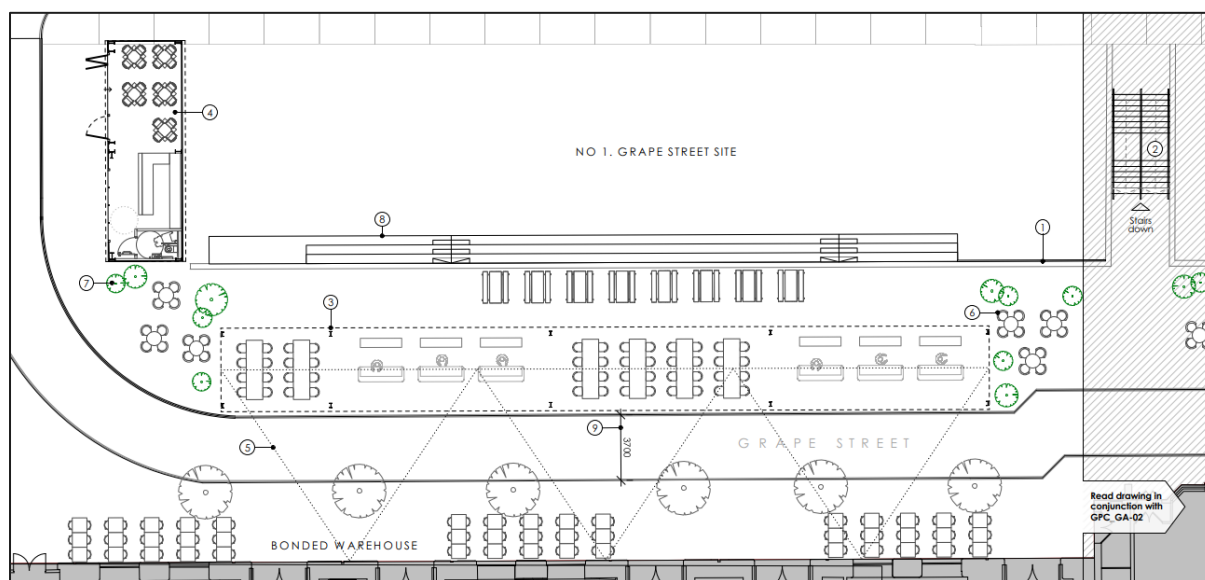
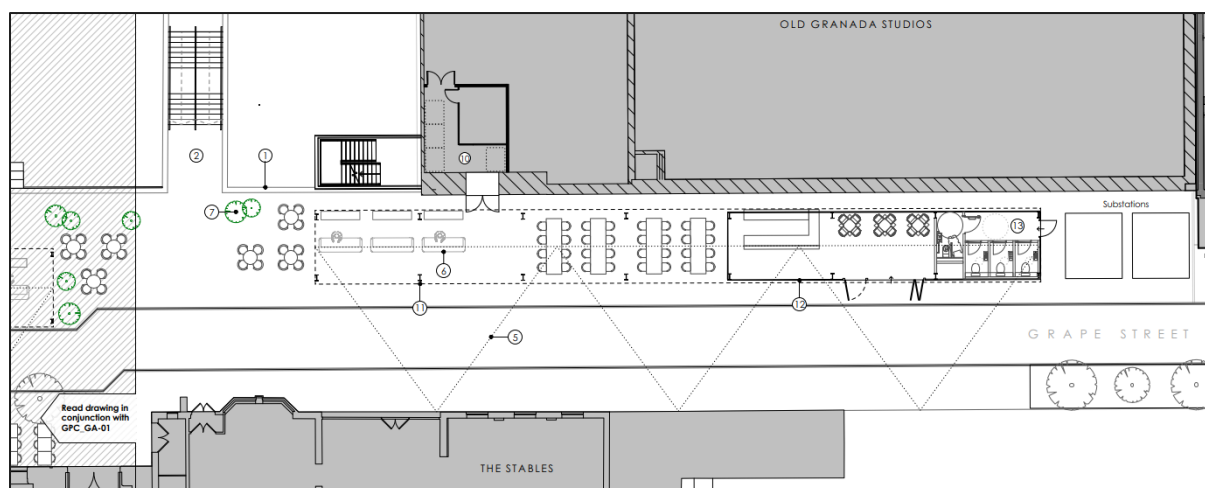
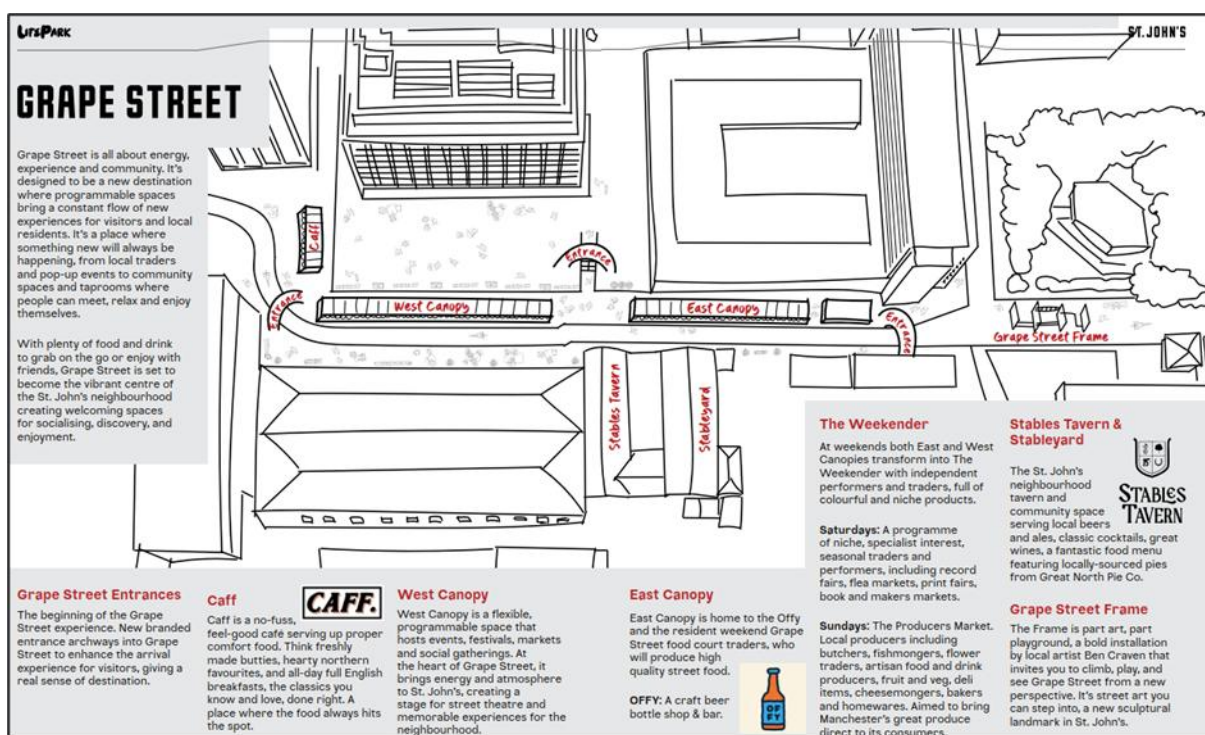


Figure 2.2: Proposed Layout: East Canopy



2.5 The expected activities are described in the Concept Book and an extract of that is given in **Figure 2.3** below.

Figure 2.3: Extract from Concept Book



2.6 Specialist stalls and activities will be offered at the weekend, including:

- Saturdays: A programme of niche, specialist interest, seasonal traders and performers, including record fairs, flea markets, print fairs, book and makers markets,
- Sundays: The Producers Market. Local producers including butchers, fishmongers, flower traders, artisan food and drink producers, fruit and veg, deli items, cheesemongers, bakers and homewares.



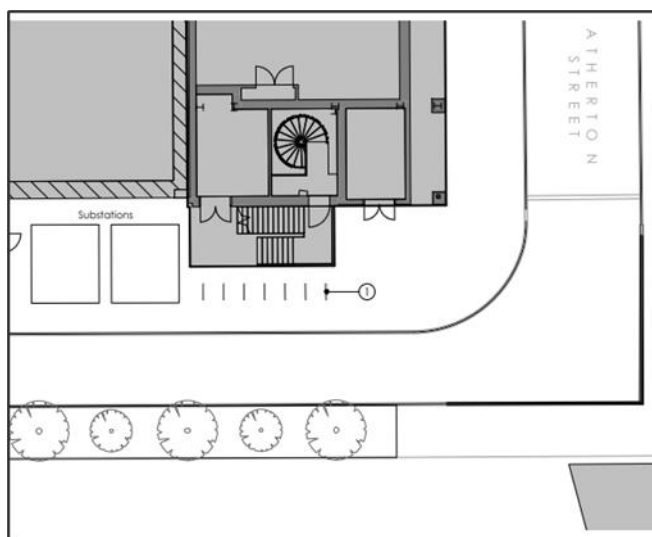
Access

- 2.7 There is no access for vehicles to enter Grape Street, apart from servicing which is described later. Level pedestrian access will be taken from Atherton Street and from Water Street /Goods Yard Street. Studio Way offers a direct access route for pedestrians from Spinningfields, it has steps at its southern end to access the middle section of Grape Street while a step free route can be made to the join Grape Street from the west.

Parking including Cycle Parking

- 2.8 The proposed development will not include any parking. As noted earlier, Blue Badge holders can park at on street spaces for free at over 40 on-street spaces located adjacent to St Johns on Atherton Street, Great John Street, Lower Byrom Street and Water Street. The main public car park nearby is the NCP multi-storey car park offering 680 spaces including 35 disabled spaces and there are over 3000 parking spaces available within a 10 minute of Grape Street.
- 2.9 Visitor cycle parking spaces are provided on Grape Street as visitors approach from Atherton Street as described in **Figure 2.4**.

Figure 2.4: Cycle Parking



- 2.10 In terms of waste generating land uses, the development will comprise of retail, food & beverage and storage space. The Quantum of each land use and its location is summarised in **Table 2.1**.

Table 2.1: Area Schedule

Land Use	Location A (sqm)	Location B (sqm)	Total (sqm)
Retail	46	-	46
Café	46	-	46
Food & Beverage	58	52	110



3.0 Delivery Strategy

Wider Delivery Strategy

- 3.1 The general strategy for deliveries is for vehicles to approach Grape Street from Atherton Street and drop off their goods at the location adjacent to the bin store. From here, goods will be wheeled or carried to the relevant unit. The vehicles would then exit via Atherton Street, with all entry and exit movements undertaken from the east. This arrangement is also how waste vehicles will enter and exit the site, with this explained in **Chapter 6**.
- 3.2 The on-site management would monitor all vehicles accessing the site and the unit occupiers requesting deliveries, would inform delivery companies on the protocols, speed limit and access strategy. Any inappropriate driving through this space could result in the occupier being notified, the delivery company being warned and ultimately being banned from accessing this area.
- 3.3 MCC have provided comments regarding an initial version of this Waste & Servicing Strategy. As a result, MCC have requested the following condition on deliveries / servicing times:

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, deliveries/waste collections on Sundays/Bank Holidays confined to 10:00 to 18:00.

- 3.4 Deliveries associated with the proposed units would be time limited to avoid periods of high pedestrian activity. In summary, occupiers of the units would be instructed to undertake their servicing and deliveries as per the MCC condition, above. Most deliveries are expected to be made early in the morning; typically between 07:30 – 11:00.

Vehicle Forecasts

- 3.5 The site will generate only a small number of service vehicle trips a day. Based on observations of other similar developments in Manchester including Hatch (since closed), food markets and Christmas markets, we expect 1 refuse lorry a day (one alternate general refuse /recyclables collection) a further rigid HGV bringing in heavy loads of food and beverage items plus a handful of vans bringing in smaller goods and consumables.
- 3.6 We expect that a refuse collection will be made daily and that most other vehicles will be bringing in food and beverage goods.
- 3.7 The operators of the units will be encouraged to coordinate their deliveries to minimise the number of extra vehicles arriving.
- 3.8 In addition to this, we expect that the food and beverage units would be served by courier collections on bikes, electric bikes or similar light vehicles. The number of vehicles is variable depending on the nature of the operator but given the expected nature of occupiers this number of collections is expected to be limited and generate no more than 10 such collections in an hour.



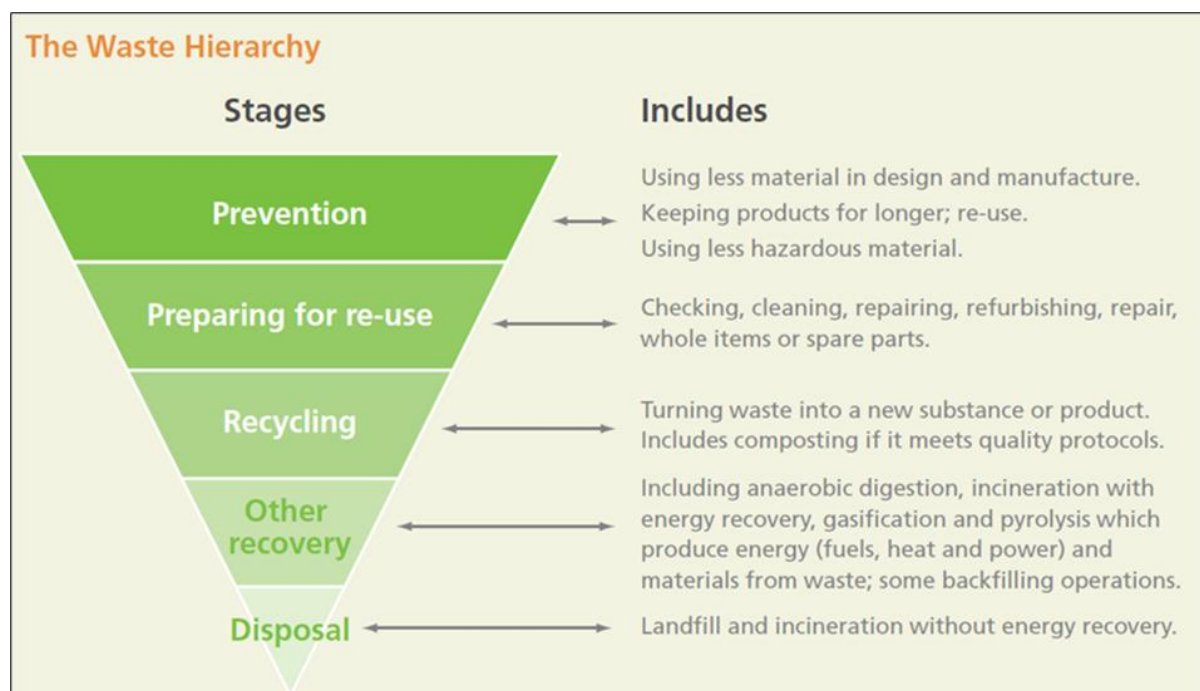
4.0 Waste Management Strategy

Introduction

- 4.1 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.
- 4.2 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 A**.
- 4.3 In accordance with Section 34 of the Environmental Protection Act 1990, the managers of the hotel and restaurant have 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.
- 4.4 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 wastepaper, metal, plastic, and glass in different waste streams.
- 4.5 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 4.1**.



Figure 4.1: Waste Hierarchy



- 4.6 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.
- 4.7 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.
- 4.8 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.
- 4.9 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.



5.0 Waste Forecasts

Introduction

- 5.1 The development will comprise a mix of land use types. The assumptions used in forecasting the likely waste volumes are largely derived from the guidance from the British Standard BS 5906:2005 complemented by nationally published rates from WRAP Studies and some additional forecasting assumptions from SLR's own data.
- 5.2 The weekly waste forecast of each land use for the Grape Street units is calculated for retail and food & beverage use.
- 5.3 The total waste generated in one peak day has also been forecasted. This figure assumes the peak trading day provides 30% of the trade for the week.

Retail Use

- 5.4 The standard non-food retail operation is assumed to generate waste at a rate of 10 litres per square metre per week based on a standard rate for retail given in BS5906:2005.
- 5.5 There will be only one unit allocated in Location A for retail use, equating to a total of 26sqm. The relevant calculation is as follows:
- **Weekly Waste in Litres: 46sqm x 10 = 460 litres per week**
 - **Peak Daily Waste: 460 x 30% = 138 litres**

Food & Beverage Use

- 5.6 The waste assumptions for the food and beverage units have been based on the typical waste for restaurants which is 75 litres per cover per week. Those that are drinking generate much less waste as many drinks are provided on draught. As the nature of the Grape Street units is not of a standard restaurant land use we expect that this will generate lower volumes of waste. We have applied an estimated forecast based on British Standards and other similar food and beverage box park type developments.
- 5.7 As customers will be consuming food and drink both at tables and standing, we have applied the figure of 75 litres per week to around half of cover provided an estimate of 150 covers in total.
- 5.8 The total numbers of covers at the proposed development is therefore expected to be as follows:
- Sitting covers = 76
 - Standing Covers = 74
 - **Total number of covers = 150**



5.9 Based on the above assumptions the forecast on food and beverage waste generation is provided below:

- **Weekly Waste in Litres: 150 covers x 75 litres per week = 11,250 litres per week**
- **Peak Daily Waste = 11,250 litres x 30% = 3,375 litres**

5.10 On a peak day we expect that this the Retail and food and beverage units will generate approximately **3,375 litres** of waste.

Waste Recycling

5.11 The waste streams vary according to the end user and what materials can be co-mingled, however there is anticipated to be four waste streams for the proposed development, with these waste streams are described below:

1. Pulpable recycling (Paper/Cardboard/Tetrapak etc)



2. Mixed Recycling (Glass/Cans/Plastics)



3. Food Waste



General Waste – All Other Waste



- 5.12 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 studies of waste in the hospitality sector and surveys made by SLR.
- 5.13 Due to nature of the development the waste generation can be quite variable, largely depending on the weather and time of year. However, on average it is anticipated that bins will be collected daily, alternating between General Refuse and Recyclables. On busy days we might expect two refuse vehicles to arrive and collect from both waste streams.
- 5.14 The forecast of waste generation and the allocation of this waste volume per waste stream is detailed in **Table 5.1** below.

Table 5.1 Daily Waste Forecast

Grape Street	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
Litres Per Week	1355	4500	2590	3265	11710
Litres for a Daily Collection	302	900	533	668	2403
Eurobin Storage	1x 1100l Eurobin		1x 1100l Eurobin	1x 1100l Eurobin	3
240litre Bin Storage		4x240l Bins			4

- 5.15 As is shown above, the proposed development is anticipated on peak days to produce waste for 3 Eurobins and four 240 litre bins.
- 5.16 It should be noted that general refuse is not necessarily 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.

Food Waste

- 5.17 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.
- 5.18 It is expected that the occupiers of the units that generate food waste would be a signatory to the HaFSA and seek to employ best practice in minimising waste.

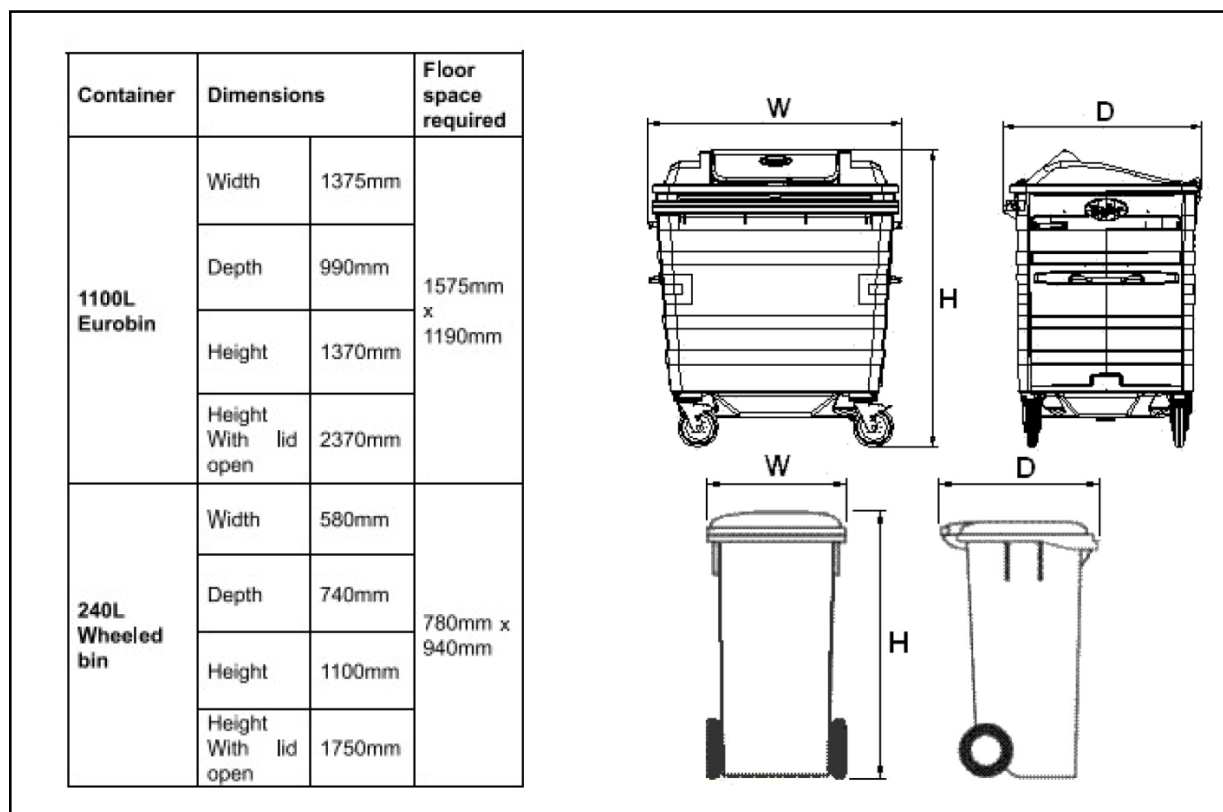


6.0 Refuse Storage & Collection

Refuse Storage

6.1 The proposed bin sizes for the development are described below in **Figure 6.1**.

Figure 6.1: Proposed Bin Sizes

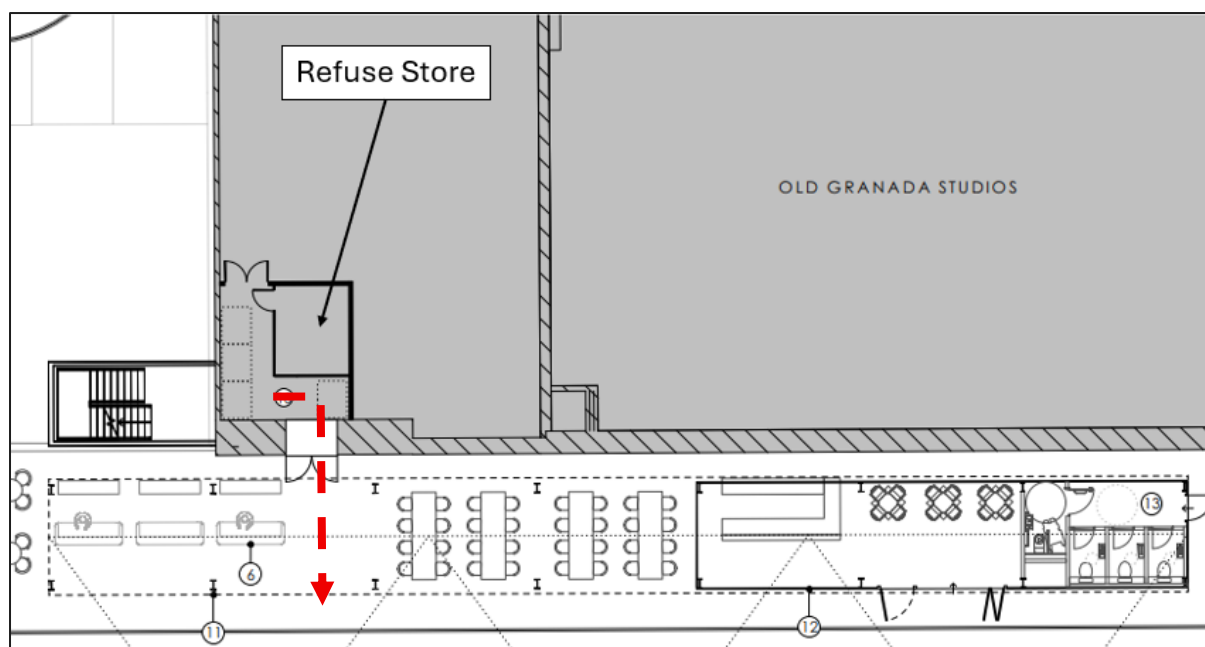


6.2 The location of the proposed refuse store is to be provided in the Old Granada Studios building. There will be two doors opening out onto Grape Street. The doors will have locks/access control and will only be accessible by staff members. The location of the bin store is shown below in **Figure 6.2**.

6.3 The Food Waste bins are assumed to be located close to the kitchens.



Figure 6.2: Bin Storage Provision



- 6.4 The size of the refuse store has been considered against the level of demand identified in **Section 4**. For a robust assessment, it is assumed that waste will be collected 3 x weekly.
- 6.5 The bin store will be circa. 19.0m in length and 2.8m in width, with an approximate floor area of 53.2sq.m. To enable safe manoeuvring, the bin store therefore has capacity for 11 Euro bins.
- 6.6 As was described in **Paragraph 5.16**, the development is anticipated to require three Eurobins and four 240 Litres bins. Therefore, the proposed bin store has suitable available space to accommodate the anticipated provision, including a degree of extra capacity to allow for flexibility in the collection regime.

Waste Transfer Route

- 6.7 The waste from each of the Units, as well as any bins located within the public realm area in front of the units will be taken by hand to the proposed refuse bin store detailed above. Each unit will be responsible for taking their bins into this centralised bin store location.
- 6.8 On collection days the overarching management company will pull bins to a kerbside location just outside of the bin store (collection point). All bins will be returned to the bin store immediately after collection.



Waste Collection

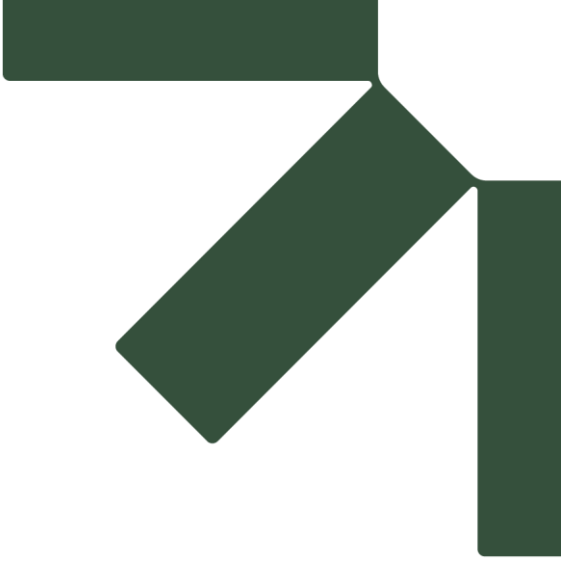
- 6.9 Waste will be collected by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. The on-site management team will maintain a file with the waste-disposal contract and the relevant waste transfer notes or other forms that are received from the waste disposal company as a record.
- 6.10 Refuse collections will be made from the Atherton Street end of the site. The refuse vehicle will arrive in forward gear via Atherton Street. The vehicle will then reverse into the entrance of Grape Street to turn around. The vehicle will then leave in forward gear via Atherton Street.
- 6.11 The strategy will be for the site management staff or the waste operatives under their direction to wheel the bins out from the refuse store ready for collection. Once collected the bins would be wheeled back immediately after. The route that the bins are transferred along is step free.
- 6.12 Waste collections would be time limited to avoid periods of high pedestrian activity and therefore refuse collection is expected to be in the morning, after 0730.



7.0 Conclusion

- 7.1 This document has demonstrated that the operational waste arising from the proposed development will be managed in accordance with the relevant waste policies and guidance. Adequate waste storage will be provided within a new bin stores and waste management on-site will be overseen by members of staff and on-site management. Refuse vehicles will be able to service the site in a safe and efficient manner.
- 7.2 Deliveries associated with the proposed development are anticipated to be modest, with appropriate measures in place to ensure that deliveries will be undertaken in a safe and organised manner.





Appendix A MCC Waste Proforma

Waste & Servicing Strategy

Grape Street, St Johns, Manchester

St John's Estate Limited

SLR Project No.: 425.067453.00001

17 February 2026



Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number:

Date Submitted:

Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	No
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	Not Applicable

Low Rise Domestic

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	140 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	Not Applicable
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	Not Applicable



High Rise Apartment Developments

0.43m ² has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection. (different for purpose-built student accommodation – see guidance)	Not Applicable
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Not Applicable

Commercial Developments

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

General Waste – 1 x 1100L

Plastic/ Metal/ Glass – 1 x 1100L

Food Waste – 4 x 240L

Paper/ Card – 1 x 1100L

Grape Street	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
Litres Per Week	1355	4500	2590	3265	11710
Litres for a Daily Collection	302	900	533	668	2403
Eurobin Storage	1x 1100l Eurobin		1x 1100l Eurobin	1x 1100l Eurobin	3
240litre Bin Storage		4x240l Bins			4

Has / will a contract be obtained with a licenced waste carrier?	Yes
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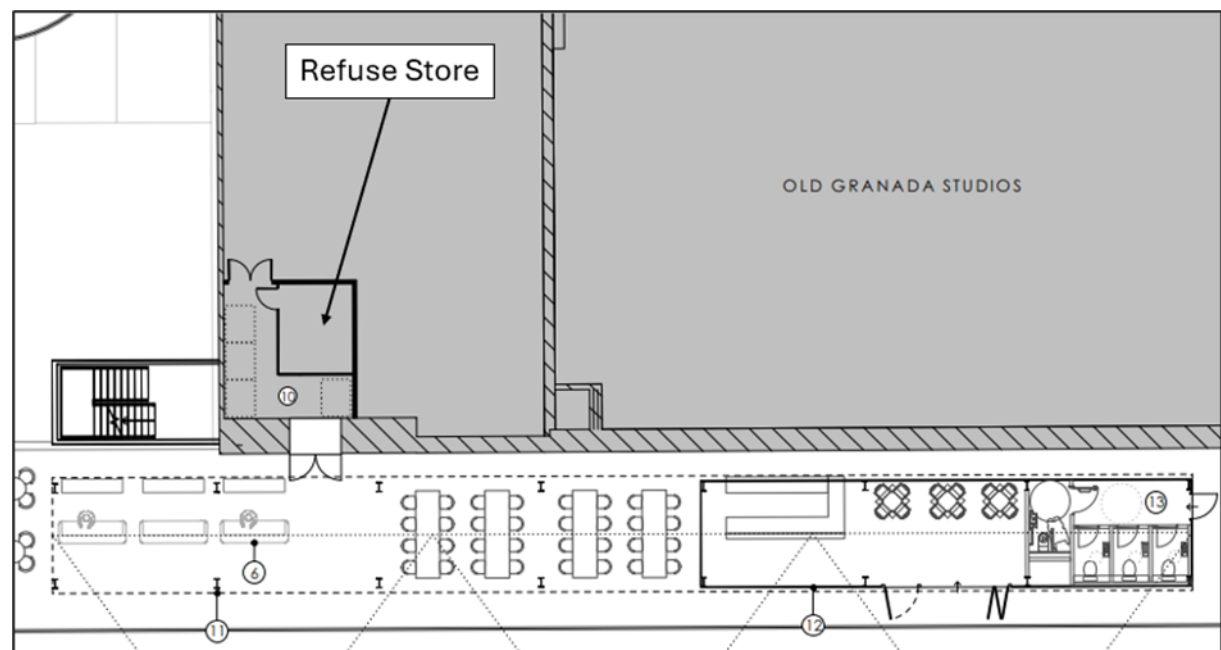
Mixed Use Developments

Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	Not Applicable
--	----------------

Internal Stores (Residential and Commercial)

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

The location of the proposed refuse store is to be provided in the Old Granada Studios building. There will be two doors opening out onto Grape Street. The doors will have locks/access control and will only be accessible by staff members. The location of the bin store is shown in the below figure.



The Food Waste bins are assumed to be located close to the kitchens. This is discussed in detail within the submitted Waste Management Strategy.

Storage Areas for Waste Containers (Residential and Commercial)

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

As shown earlier in the Proforma the refuse store will be located within Old Granada Studios building, will be used to adequately accommodate waste generated by the proposed development. Waste will be stored within the refuse store in corresponding refuse container according to the waste stream. Detailed information in this regard is provided within the Waste Management Strategy.

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 - It will be ensured that the refuse store will be appropriately ventilated.

Hygiene - Refuse containers will be of appropriate construction, kept in sound condition, and will be easily cleaned / disinfected. Adequate facilities will be used for storing and disposing waste. The refuse store will be managed in a way that enables them to be kept clean. Waste will be disposed of in a hygienic and environmentally-friendly way, in accordance with legislation. The waste will therefore not be a direct or indirect source of contamination (e.g. touching surfaces that food is prepared on, or attracting pests).

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

On-site management will ensure this strategy works day-to-day and as such will be responsible for ensuring the refuse store / designated waste collection point are accessible on collection days. They will also wheel refuse containers to the and from the collection point on collection days.

Please ensure that you have attached:

Detailed plans of bin stores

Location plans showing stores

Location plans showing the proposed collection point and the route the collection vehicle will take

(please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023, read in conjunction with the Waste and Recycling Service Standard found on the Council website.



Making Sustainability Happen