Waste Strategy Report and Waste Proforma

Maybrook House, Deansgate

Deansgate Ventures Limited

Prepared by:

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SLR Project No.: 410.067820.00001

27 May 2026

Revision: 02

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	7 May 2026	JL/GD	GD	GD
02	27 May 2026	RS	NC	GD

Basis of Report

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1.0 Introduction

Background

1.1 SLR has been appointed by Deansgate Ventures Limited to provide highways and transport advice in support of a planning application for the redevelopment of Maybrook House, located off Deansgate, Manchester.

1.2 This site lies within the jurisdiction of Manchester City Council (MCC) who act at the Local Planning and Highway Authority.

1.3 The proposed development consists of:

Change of use of part basement, part ground and all upper floors from gymnasium, restaurant and office use (Use Class E) to hotel (Use Class C1) together with a two storey vertical extension, external alterations and other associated works.

Site Location and Context

1.4 The site location within its surrounding context is shown in Error! Reference source not found., which also shows the approximate redline boundary.

Figure 1.1: Site Location



1.5 Maybrook House occupies approximately 0.52 acres (0.21 ha) within Manchester City Centre.

1.6 The building extends to 5 storeys in height and includes a basement level. The property presently comprises 8122sqm of floorspace. It comprises numerous existing uses including office, retail, and food and beverage. Part of the basement space was previously leisure use (gym); however, this has since closed. To the rear of the building is a service yard.

1.7 The site is bounded by:

- A6 Blackfriars Street to the north: opposite the former Renaissance/ Treehouse Hotel redevelopment;
- A56 Deansgate to the east: characterised by retail/ restaurant use at street level with residential flats above;
- Parsonage Lane to the south: a narrow passage with no active frontages; and
- Parsonage to the west: beyond which there are further retail/ restaurant and office uses.

1.8 The city centre site is surrounded by a variety of city centre uses, including retail, office, as well as food & beverage and commercial uses.

Proposed Development

Overview

1.9 The proposed development comprises the *change of use of part basement, part ground and all upper floors from gymnasium, restaurant and office use (Use Class E) to hotel (Use Class C1) together with a two storey vertical extension, external alterations and other associated works*.

1.10 The development will provide 238 bedrooms. The proposed extension will deliver approximately 2,390sqm of additional floorspace, resulting in a total building area of approximately 10,512sqm.

1.11 Ground floor retail and leisure uses will be retained. Part of the existing basement (formerly a gym), the restaurant at ground and first floor, and the vacant upper floor office space will be converted to hotel use.

1.12 Ground Floor and Lower Ground Floor plans are provided in **Appendix A.**

Access Strategy

1.13 Pedestrian access to the hotel will be provided from Blackfriars Street, utilising the existing entrance.

1.14 The development does not propose any changes to the surrounding highway layout or access arrangements.

Servicing & Deliveries

1.15 The existing service yard located to the rear (south) of the building will be retained. The yard is accessed via Parsonage Lane, to the west of the Site.

1.16 The service yard currently supports the existing building and ground floor retail uses and is understood to operate satisfactorily. It is considered capable of accommodating the servicing requirements of the proposed development.

1.17 The largest vehicles expected to access the site will typically comprise refuse collection vehicles and rigid vehicles associated with deliveries such as laundry. These vehicle types can be accommodated within the existing service yard.

1.18 Existing servicing arrangements and access rights associated with the service yard will remain unchanged.

Parking and Drop-Off

1.19 The proposed development will operate as a car-free hotel, with no on-site parking provision for guests.

1.20 Short-stay drop-off and pick-up activity, including taxi movements, can occur on the surrounding highway network. There is no requirement to amend the local Traffic Regulation Orders as these permit taxis to make a short stay to drop off/pick up passengers without affecting local highway operations.

2.0 Waste Policy Context

Introduction

2.1 This section of the report outlines the management of waste. Waste forecasts across the proposed land use before the site's refuse storage provision is detailed and subsequent waste transfer strategy.

Policy Context

2.2 The development falls within the City of Manchester and MCC have published guidance 'GD04' on the waste management strategies to maximise the amount of waste that is recycled and the design of bin stores. For hotel land uses this guidance is based on that provided in BS 5906:2005 which forecasts waste with a range of waste volumes per bedroom based on the quality of hotel.

2.3 To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.

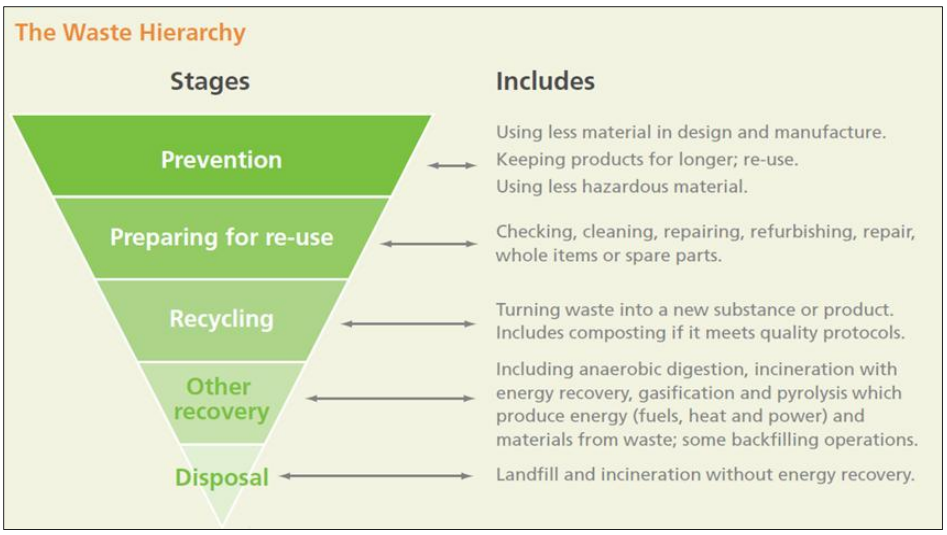
2.4 In accordance with Section 34 of the Environmental Protection Act 1990, the managers of the site have a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.

2.5 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.

2.6 The Government Simpler Recycling Strategy makes it easier for the occupiers to understand what waste is allocated to which bin and these are divided into the following waste streams: residual (non-recyclable) Waste; food waste (mixed with garden waste if appropriate); paper and card; all other dry recyclable materials (plastic, metal and glass).

2.7 There is a compulsory commitment from waste producers to adhere to the waste hierarchy as described in **Figure 2.1**.

Figure 2.1 Waste Hierarchy



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

2.9 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 management company can help meet the city councils and government's aspirations.

2.10 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:

- 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 authority.

Waste Streams

2.11 In Manchester, most developments allocate waste to four waste streams to help the Waste processor recycle. These waste Streams are described below.

Pulpable recycling (Paper/Cardboard/Tetrapak etc)



Mixed Recycling (Glass/Cans/Plastics)



Food Waste



General Waste – All Other Waste

2.12 This report now sets out the strategy for managing waste produced for the development. It forecasts the volumes of waste expected the waste streams and finally the strategy for transporting and recycling the waste.

3.0 Waste Forecasts and Strategy

Waste Forecast Assumptions

3.1 The assumptions for the waste forecast are based on the guidance in MCCs Guidance GD04 which in turn is based on British Standard 5906 which forecasts a range of waste generation based on the quality of the development between 150-350 litres per bedroom per week. In this case it is assumed that the development will generate the middle range of waste generated at 250 litres of waste per bedroom per week.

3.2 For a 238-bedroom hotel this equates to:

Weekly Waste in Litres = The number of bedrooms multiplied by 250 litres

3.3 Applying this to the development provides the following weekly waste generations:

Maybrook Hotel = 59,500 litres per week or 8,500 litres per day

Forecast Recyclables

3.4 Using guidance from WRAP and data from other hotels regarding the volumes of recycling waste from hotel uses we have week by volume have been forecasted and are presented below in **Table 3.1**.

Table 3.1 Weekly Waste Generation Volumes by Waste Stream for Maybrook House

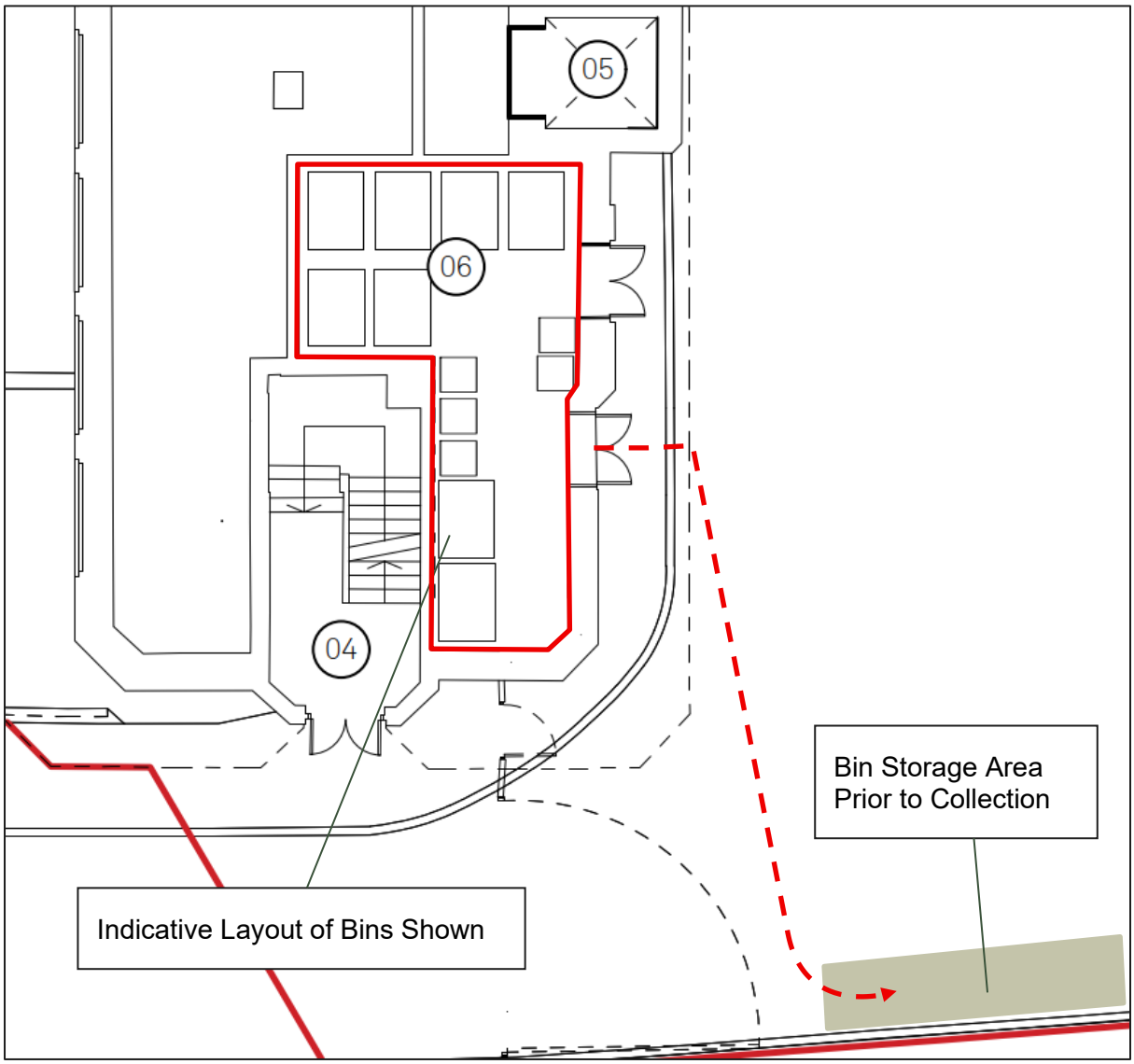
Maybrook House Hotel						
Beds	238					
MCC Guidance	Storage requirement per week 250 litres /week	59500 litres per week 8500 litres per day		(assumed a 2/3star hotel)		
	Hotel Beds Recycling Streams	**General Refuse**	**Organic Waste**	**Paper/ Card**	**Plastic/ Metal/Glass**	**Total**
		22%	18%	26%	34%	**100%**
	Litres per Day	1870	1530	2210	2890	**8500**
	Collection Frequency/Storage					
	EuroBin lifts every day	2		3	3	**8**
	240litre bin lifts every 2 days		5			**5**

Refuse Storage

3.5 It can be seen from the above that based on a daily collection there is a requirement for 8 x 1100litre Eurobins and 5 x 240 litre wheeled bins. The proposed bin store is located as indicated in **Figure 3.1** below.

3.6 This bin store will be appropriately ventilated as existing. It is designed with the appropriate surfacing and kept in sound condition, which can be easily cleaned / disinfected.

Figure 3.1 Ground Floor Bin Store



Frequency of Collection

3.7 The waste is expected to be collected on a daily basis.

Waste Transfer and Collection

3.8 The Bin Store is located adjacent to the service yard and here the bins are transferred to a location within the service yard prior to collection as shown in **Figure 3.2**. At the time of collection, the site management team, will move the bins from the bin store to the Bin Storage area in the service yard.

Figure 3.2 Bin Transfer for Collection



Source: Google Streetview

3.9 The Bins will be returned to the Bin Store immediately after collection.

Waste Pro-Forma

3.10 As required by MCC Guidance GD04, the Waste Forecasting, Recycling, Bin Storage and Waste Transfer requirements are described in the Waste Pro Forma as given in **Appendix B**.

4.0 Summary and Conclusions

Summary

4.1 This document sets out an updated Waste Strategy for the refurbishment of Maybrook House for a hotel development of 238 bedrooms and follows the guidance as given by Manchester City Council (MCC) in Guidance GD04, the British Standard 5906-2005 as well as forecasts from WRAP and recorded data.

4.2 This report has described the waste forecast calculations the level of recycling, bin storage and waste transfer requirements.

4.3 It is forecast based on a mid-range of forecasts that the hotel will generate around 8500 litres of waste per day. That equates to a storage requirement of 8x1100litre Eurobins and 5x240litre wheeled bins.

4.4 The Bin Store is an existing Bin Store that is well ventilated and is designed to be kept clean.

4.5 As existing, the Bins will be transferred into a dedicated space within the service yard by the on-site management team, the bin lorry will collect the refuse, and the bins will be returned immediately after.

Conclusion

4.6 It is concluded that the waste management and refuse collection strategy is appropriate for this scale of development and that waste collection can be undertaken in an efficient manner.

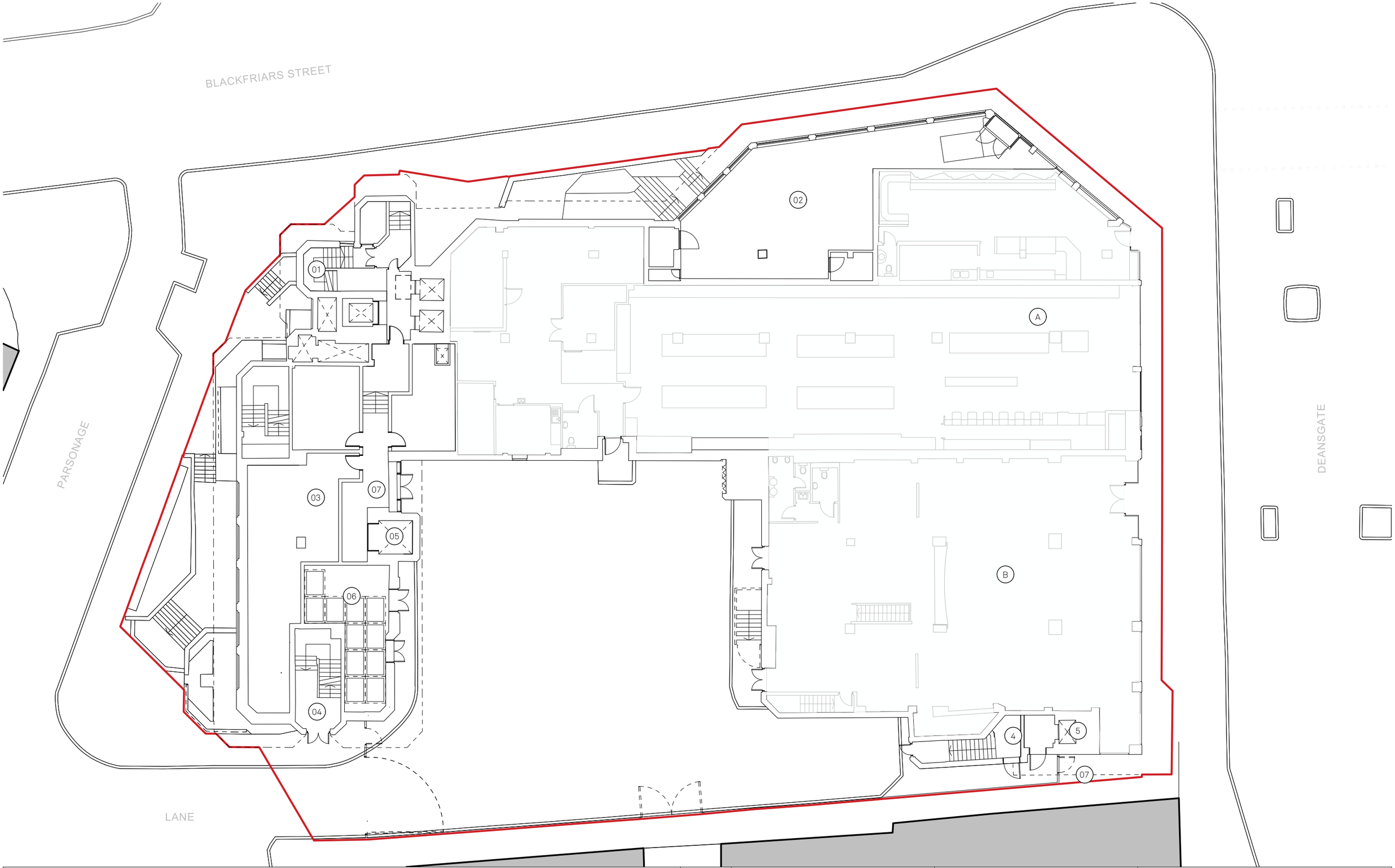
Appendix A Proposed Site Layout Plans

Waste Strategy Report and Waste Proforma

Maybrook House, Deansgate

Deansgate Ventures Limited

SLR Project No.: 410.067820.00001



Key:

- Application Boundary
- (01) Main Stair
- (02) New Commercial Unit
- (03) BOH
- (04) Escape Stair
- (05) BOH Lift
- (06) Refuse Store
- (07) BOH Entrance
- (08) Extended fence with proposed gates to match existing fence
- (A) Existing Tenant - Tesco
- (B) Existing Tenant - TF

North:

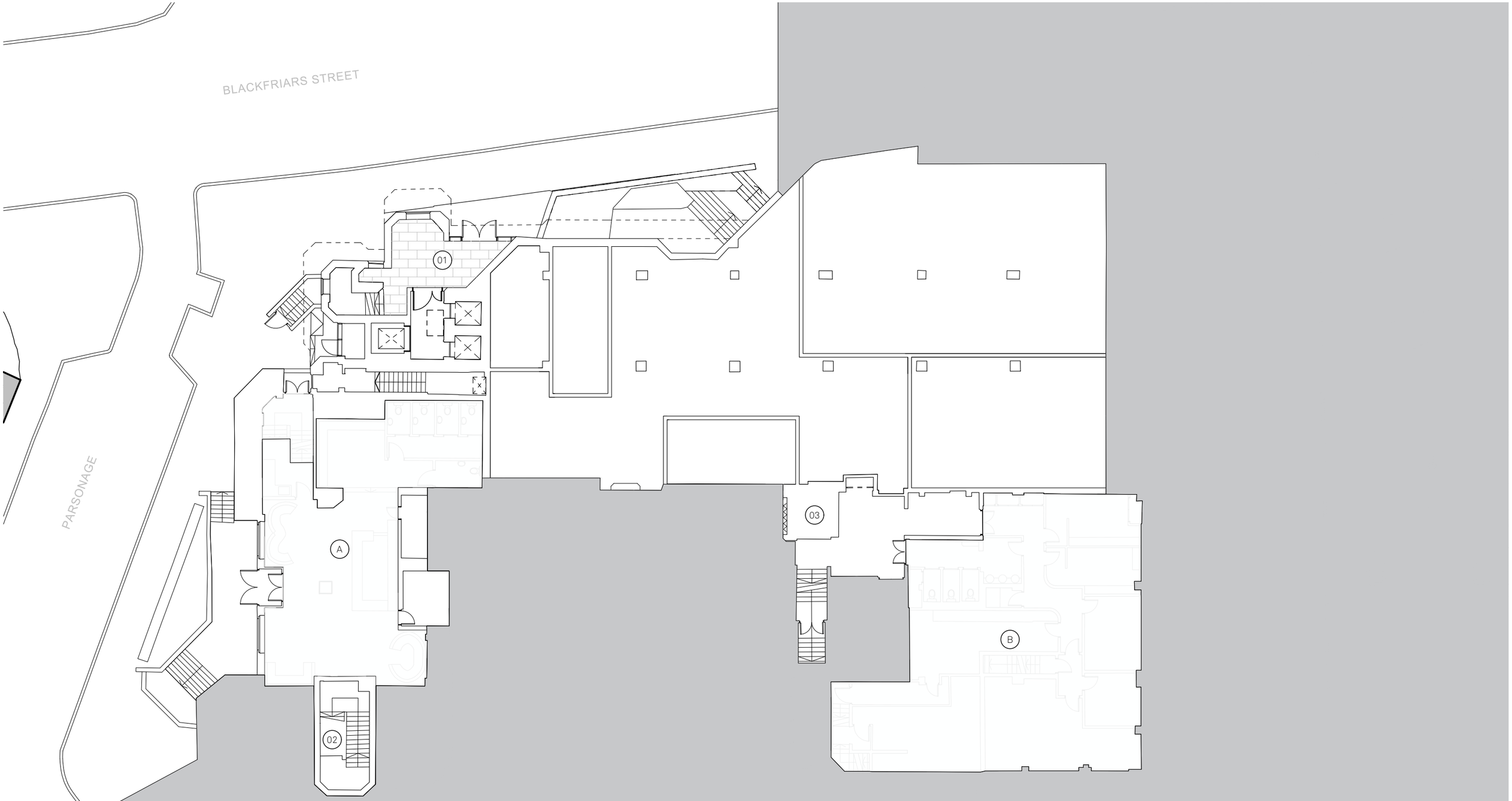
Project:
Maybrook House Hotel
Deansgate Road

Title:
Ground Floor
General Arrangement Floorplan
Proposed

Status:	Scale:	Date:	Drawing No:	Rev:
Coordination	1:200 @ A3	01/05/26	275-JMA-B1-00-DR-A-022200	P07

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Key:

01 Guest Entrance

02 Escape Stair

03 Goods Lift

A Existing Tenant - LS

B Existing Tenant - TF

North:

Project:
Maybrook House Hotel
Deansgate Road

Title:
Lower Ground Floor
General Arrangement Floorplan
Proposed

Jon Matthews Architects
Union, 2-10 Albert Square, Manchester, M2 6LW
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Appendix B MCC GD04 Proforma

Waste Strategy Report and Waste Proforma

Maybrook House, Deansgate

Deansgate Ventures Limited

SLR Project No.: 410.067820.00001

MANCHESTER CITY COUNCIL

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

Planning Application Number: **Maybrook House Hotel**
Date Submitted: **26.05.26**
Estimated volumes / m2 required by the development **238 Bedrooms**

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

0.43m2 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 – 2 x 1100L

Plastic/ Metal/ Glass – 3 x 1100L

Food Waste – 5 x 240L

Paper/ Card – 3 x 1100L

Maybrook House Hotel						
Beds	238					
MCC Guidance	Storage requirement per week 250 litres /week	59500 litres per week 8500 litres per day		(assumed a 2/3star hotel)		
	Hotel Beds Recycling Streams	**General Refuse**	**Organic Waste**	**Paper/ Card**	**Plastic/ Metal/Glass**	**Total**
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	Collection Frequency/Storage					
	EuroBin lifts every day	2		3	3	**8**
	240litre bin lifts every 2 days		5			**5**

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

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)

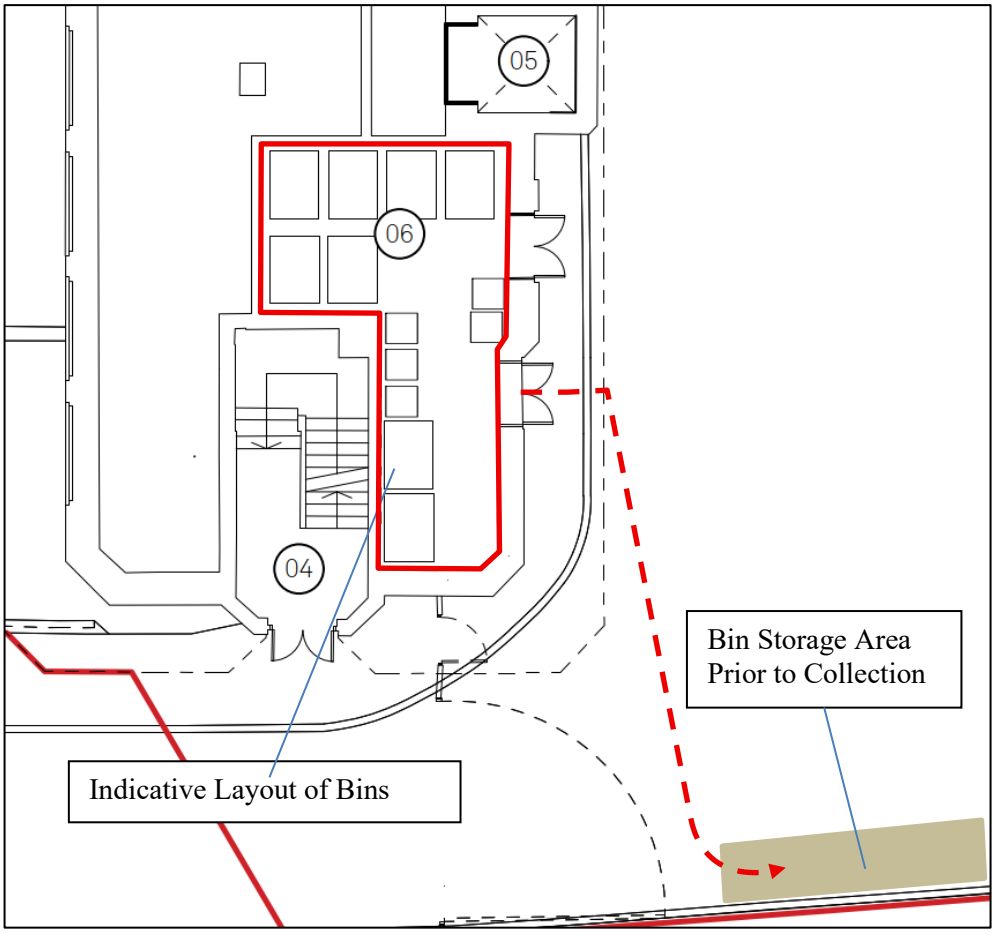
Please provide details of internal stores / segregation of waste and recycling.

Bins are provided in each Bedroom and in the central areas of the Hotel.

Storage Areas for Waste Containers (Residential and Commercial)

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

The refuse store is an existing store for the building and is located adjacent to the service yard.



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 store ventilation and hygiene / cleaning proposals

Ventilation – The refuse store will be appropriately ventilated as existing.
Hygiene - Refuse containers and the bin store will be kept in good condition and will be kept cleaned / disinfected.

Waste will be disposed of in a hygienic and environmentally friendly way, in accordance with legislation.

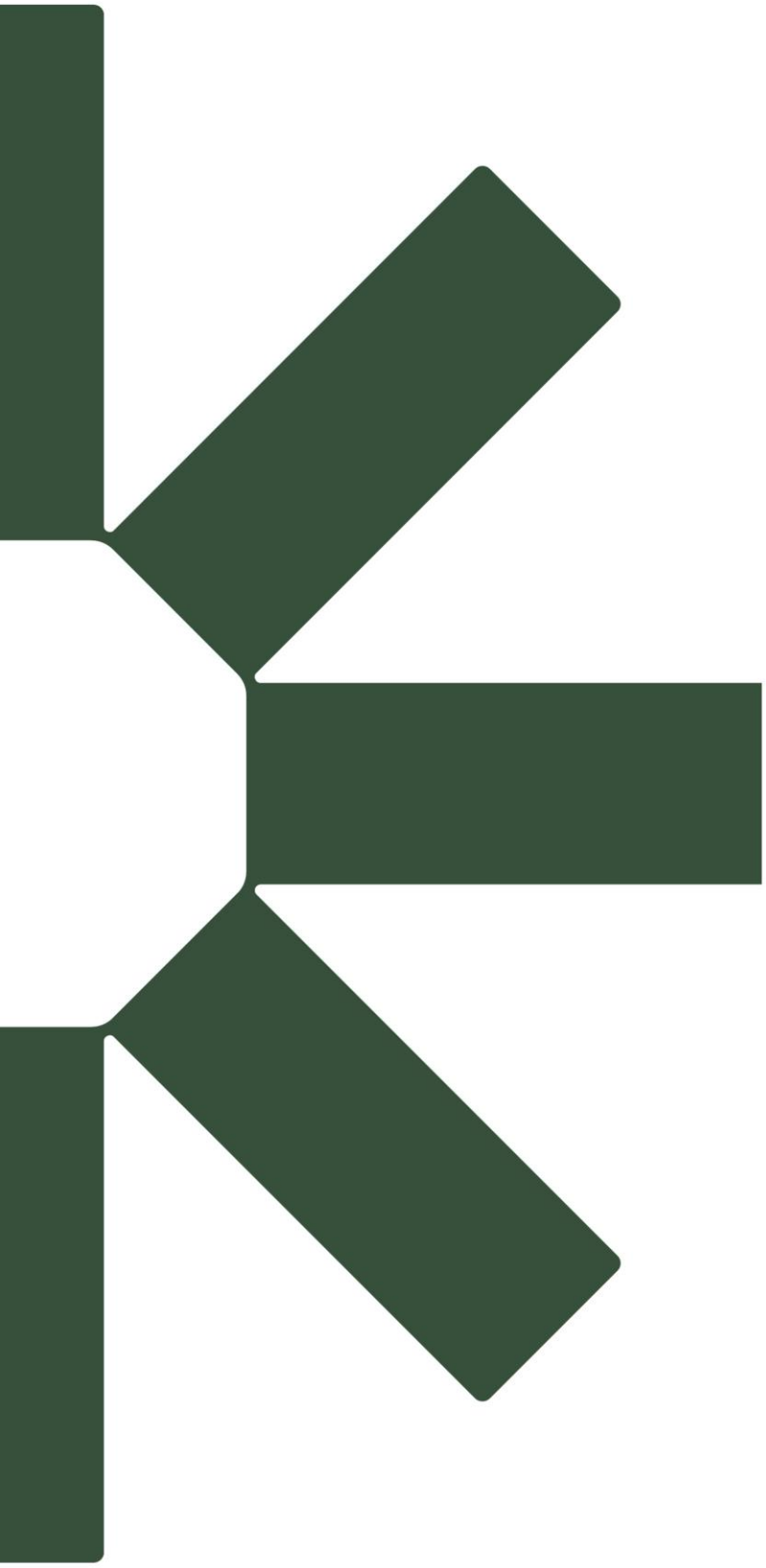
Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

The on-site management team will have responsibility for the transfer and collection of waste and either themselves or an operative under their direction will transfer the bins ready for collection and return those immediately after.

Please ensure that you have attached:

Detailed plans of bin stores	Y
Location plans showing stores	Y
Location plans showing the proposed collection point and the route the collection vehicle will take. Refuse Collection as existing (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.



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