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+)?	

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)	N/A
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	

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)	N/A How many of each container do you plan to provide? _____x general refuse x 1100 litre (based on 110 litres per apartment) _____x pulpable Recycling x 1100 litre (based on 55 litres per apartment) _____x mixed recycling x 1100 litre (based on 55 litres per apartment) _____x food waste x 240 litres (based on 10 litres per apartment) _____x garden waste (if applicable) x 240 litres
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes / No (delete as appropriate)

Commercial Developments

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

Please see the attachment included at the rear of the Waste Proforma.

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?	N/A

Internal Stores (Residential and Commercial)

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

The refuse store will be located on the ground floor and will accommodate dedicated refuse containers to store, general, pulpable, co-mingled and organic waste. Waste will be collected via a private regime.

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 internal refuse store will be used to accommodate waste generated by the hotel. Waste will be stored within the refuse store in the corresponding refuse container according to the waste stream.

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 the waste collection strategy works day-to-day and as such will be responsible for ensuring the refuse store / designated waste collection point is accessible on collection days. They will also wheel refuse containers to and from the collection point on collection days if required. As it is an existing arrangement, a refuse vehicle will use the adjacent layby area on Mosley Street in immediate proximity to the service access road at the west of the building, which leads directly to the refuse store as shown in the attachment and the Design & Access Statement. The service access road could also potentially be utilized as a designated external storage area for the containers on collection days to reduce the distance to the collection vehicle, so that the arrangement is broadly in Manchester City Council's (MCC) GD04 document on 'Waste Storage and Collection Guidance for New Developments.' The waste disposal for the hotel will be undertaken in line with the existing ground floor food and drink outlets at the Royal Buildings in terms of the timing of collections and the routing of the refuse vehicles. The access and egress arrangements for refuse vehicles on the surrounding highway network is along Mosley Street from the south, through Piccadilly Gardens via a delineated route to the northeast and exiting this area where it connects to the corner of Oldham Street / Piccadilly. It is expected that both refuse and servicing activity will be undertaken outside the hours of 08:00-10:00 and 16:00-18:00 in order to minimize the noise impacts towards surrounding land uses. Waste and servicing activity at the site is not expected to generate a significant volume of trips. Such trips that do occur will also be 'linked' trips as they will typically be made by vehicles making other delivery trips in the area. The applicant is happy to agree to a condition that requires the submission of a full Delivery and Servicing Management Plan for the proposed development site, which will include co-ordination with the food and drink outlets at the Royal Buildings.

Please ensure that you have attached:

Detailed plans of bin stores	[X]
Location plans showing stores	[X]
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) Yes [X]	

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.

Calculations

Manchester City Council's (MCC) GD04 waste calculation guidance contains a weekly waste rate for a hotel land use that is relevant to the development proposals at the Royal Buildings:

- Hotels – 150 to 350 litres per hotel bedroom, plus 1,500 litres per 20 dining spaces per week. Recycling percentage variable.

The proposed hotel concept (Zedwell Hotels) by Criterion Capital will be aimed at transient customers who will generally have short residence times, including business travel in the week. The brand's standard room types are designed as compact, efficient spaces that provide all essential requirements for short stay accommodation, with no eating and drinking facilities and guests staying at the hotel will mainly be accessing amenities in the surrounding area, therefore waste generation will be correspondingly very low. As a result, a lower waste storage capacity per hotel bedroom of 100 litres has been assumed compared to the recommended waste storage capacity range of 150 to 350 litres per hotel bedroom as recommended in MCC's GD04 guidance document. It is important to note that this is in line with a recently approved planning application (MCC application ref: 144036/FO/2025) on behalf of Criterion Capital for another Zedwell Hotel at Church House on Deansgate in Manchester City Centre.

The weekly waste generation figure for the proposed hotel development is 19,000 litres, and the weekly waste generation calculations are summarised below.

Hotel (190 Bedrooms)	*General Refuse*	*Organic*	*Paper / Card*	*Plastic / Metal / Glass*
Waste Stream Proportion	*30%*	*10%*	*30%*	*30%*
Litres for Weekly Collection	*5700*	*1900*	*5700*	*5700*
Required 1,100 Litre Eurobin	*5*	*0*	*5*	*5*
Required 240 Litre Bin	*0*	*8*	*0*	*0*

Bin Provision

The refuse store is located at ground floor level, as shown below.

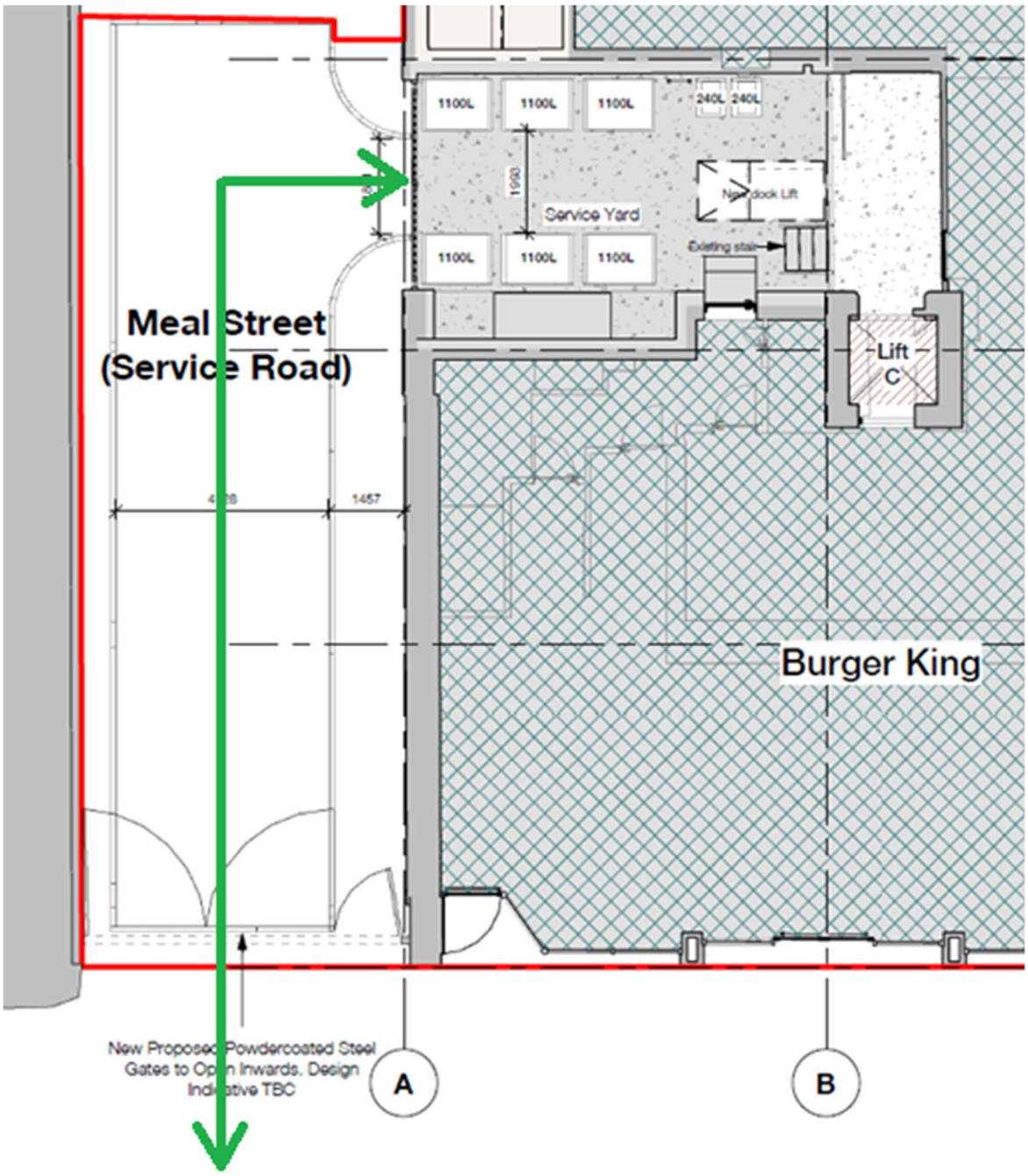
The refuse store has a total floor area of approximately 47sqm capacity to store the provision of refuse containers.

Based on a collection frequency of four times per week (or potentially more regularly if required), the proposed bin store for the new hotel at Royal Buildings will be required to store a total of 6x 1,100 litre Eurobins, along with 2x 240 litre refuse containers to store organic waste. The Eurobin requirements are detailed below:

- 2x 1,100 Eurobins for general refuse.
- 2x 1,100 litre Eurobins for paper / card (pulpable).
- 2x 1,100 litre Eurobin for plastic / metal / glass (co-mingled).

Waste collection will be undertaken via a private collection regime for the hotel, and broadly in line with the existing servicing arrangements that are already in place for the other existing uses at the Royal Buildings site.

Such provision can be met in the refuse store as shown below.



Service Access from Mosley Street