WASTE MANAGEMENT AND SERVICING STRATEGY

Change of Use of Existing Basement to a Bouldering Centre & Gym with Ancillary Café (Use Class E(d))



Barclay House, Whitworth Street West, Manchester, M1 5NG

Prepared on behalf of Newco (Barclay House Manchester) Limited

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1. Introduction

This Waste Management and Servicing Strategy has been prepared by Howard & Seddon on behalf of Newco (Barclay House Manchester) Limited in support of a planning application for the change of use of the existing basement at Barclay House, Whitworth Street West, Manchester, M1 5NG to a bouldering centre and gym with an ancillary café, falling within Use Class E(d) (Indoor Sport, Recreation or Fitness) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The purpose of this Strategy is to demonstrate that the proposed development can be adequately serviced and that arrangements for the storage, management and collection of waste and recyclable materials are appropriate, practical and in accordance with the requirements of Manchester City Council as Local Planning Authority (LPA) and relevant national and local policy guidance.

This Strategy should be read alongside the submitted planning application drawings, including the proposed Basement and Site Plans, which identify the location of the bin store and the external collection point.

2. The Site and Proposed Development

Site Description

Barclay House is a former Edwardian warehouse building on Whitworth Street West in Manchester city centre, originally constructed for Barclay's between 1905 and 1921. The building has since been comprehensively refurbished and converted to provide residential apartments across its upper floors, together with the commercial space with a historical Use Class E within the basement.

The Site benefits from established pedestrian access from Whitworth Street West and is located within an established mixed-use city centre location, close to Deansgate, First Street and the Oxford Road Corridor. The building includes an existing ground floor entrance, lobby and service core linking to the basement level via lift and stair access.

Description of the Proposed Development

Planning permission is sought for a change of use of the existing basement, currently vacant (Last known use Rainbow snooker Club (Use Class E) to an independent bouldering centre and gym with a small ancillary café, open to members and visitors, falling within Use Class E(d).

The proposed floorspace comprises:

- Bouldering and climbing walls with associated matting, gym equipment and circulation space;
- Ancillary café/seating area serving light refreshments to patrons and visitors;
- Small retail area for the sale of climbing equipment, footwear and associated accessories, ancillary to the primary recreational use;
- Reception, changing facilities, staff welfare and back-of-house storage; and
- Use of the building's existing ground floor bin store, as identified on the submitted floor plans.

No external alterations to the building's façade are proposed as part of this application. The proposal does not increase the footprint of the building and makes use of the existing basement floorplate, lift/stair core and ground floor servicing arrangements.

3. Planning Policy Context

This Strategy has been prepared having regard to the following policy and guidance documents:

- The National Planning Policy Framework (NPPF), which requires developments to provide for the storage and collection of waste in a manner that does not adversely affect the character of the area or the amenity of neighbouring occupiers;
- Places for Everyone (PfE), the Joint Development Plan for nine Greater Manchester authorities including Manchester, adopted March 2024;
- The Manchester Core Strategy (2012) and the Addendum to the Manchester Core Strategy (2024), which together with PfE form Manchester's statutory development plan;
- The Greater Manchester Joint Waste Development Plan Document (adopted April 2012); and
- Manchester City Council Guidance Document GD04: 'Waste Storage and Collection Guidance for New Developments' (Version 7, September 2023), which sets out minimum standards for the storage and collection of waste and recycling in new developments and changes of use, and which the Council advises should be read alongside any planning application.

The following sections of this Strategy set out how the proposed development responds to, and complies with, this policy framework.

4. Waste Management Strategy

Waste Storage Provision

Barclay House benefits from an existing dedicated bin store at ground floor level, as shown on the submitted floor plans, located [briefly describe location relative to entrance/servicing area, e.g. 'to the rear of the building, with direct access to the external collection point']. Waste generated within the basement bouldering centre, gym and café will be brought up to this ground floor bin store via the building's existing service lift/stair core, rather than a new basement-level store being required. The bin store will accommodate two Euro bins allocated to the proposed use, as set out below.

Bin No.	Waste Stream	Capacity	Notes
Bin 1	General (residual) waste	1,100 litre Euro bin	Wheeled, lidded, for non-recyclable waste from café and retail operations
Bin 2	Mixed dry recycling	1,100 litre Euro bin	Wheeled, lidded, for card, plastics, glass and cans generated by the café/retail use

The Applicant has confirmed that, given the modest scale of the ancillary café and retail operation and the nature of the primary recreational use (which generates negligible waste), two 1,100 litre Euro bins provide sufficient capacity to accommodate the unit's day-to-day waste and recycling requirements, consistent with the indicative capacities set out in Manchester City Council's GD04 guidance for comparable small-scale café/leisure operations. This provision will be kept under review through the operational management of the Site (see Section 6) and capacity can be increased within the existing bin store in future if required.

Waste Generation

The principal sources of waste from the proposed use will be:

- General waste and packaging associated with the ancillary café (food packaging, cups, napkins and food preparation waste);
- Recyclable packaging associated with retail deliveries of climbing equipment and accessories (cardboard, plastic wrap); and
- General office/administrative waste from reception and staff areas.

The bouldering and climbing use itself is not expected to generate a material volume of waste, as it does not involve the sale or preparation of goods in bulk. Waste volumes are therefore anticipated to be low in comparison to other E(d), retail or food and beverage uses of a comparable floorspace.

Collection Arrangements

An external collection point is available directly outside the bin store, as identified on the submitted plans, allowing bins to be presented for collection without the need for waste operatives or collection vehicles to enter the building or cross the public highway.

- Bins will be stored within the internal bin store at all times other than on collection days;
- On collection days, bins will be moved by staff to the external collection point shown on the plans, immediately prior to the scheduled collection, and returned to the bin store promptly afterwards;
- As Manchester City Council does not provide commercial waste collections, waste and recycling will be collected by a private licensed commercial waste contractor, with collection frequency of [x] times per week, to be confirmed and agreed prior to occupation; and
- The route from the bin store to the external collection point is level, step-free and does not cross any part of the public highway, minimising manual handling distances and health and safety risk to staff.

The bin store and external collection point are considered by the Applicant to provide a waste management arrangement that is proportionate to the scale of the proposed use, makes efficient use of existing building infrastructure, and is consistent with the approach applied to the building's other commercial/amenity uses.

5. Servicing Strategy

The proposed bouldering centre and gym with ancillary café will generate two principal categories of servicing demand: frequent, small-scale deliveries associated with the café, and less frequent, larger deliveries associated with climbing equipment, retail stock and consumables for the bouldering use. Both are anticipated to be modest in scale and comparable to, or lower than, the servicing demand previously associated with the basement's resident amenity/gym use.

Servicing Type	Frequency	Typical Vehicle	Nature of Goods
Café deliveries	Daily (Monday–Saturday, typically before opening)	Small van / light goods vehicle	Food, beverages, consumables and café supplies
Bouldering / retail deliveries	Every few days (approx. 2–3 times per week)	Medium panel van	Climbing equipment, retail stock, chalk, holds and associated accessories

Café Deliveries

Deliveries to the ancillary café will occur on a daily basis, typically outside of peak footfall periods (e.g. before opening or during quieter mid-morning periods), consistent with standard practice for small food and beverage operations. Deliveries will be made by small vans or light goods vehicles, reflecting the limited scale of the café offer, which is ancillary to the primary bouldering use.

Bouldering and Retail Deliveries

Larger deliveries associated with the bouldering use — including climbing holds, matting, equipment and retail stock — will occur less frequently, on average two to three times per week, reflecting the lower turnover of these goods in comparison to café consumables. These deliveries will typically be made by medium-sized panel vans.

Servicing Location and Vehicle Access

Servicing for both the café and bouldering/retail elements of the use will take place from [describe location, e.g. 'the existing on-street loading bay on Whitworth Street West' / 'the building's existing service yard/entrance'], consistent with the existing servicing arrangement for Barclay House and other commercial and residential

deliveries to the building. Goods will be brought from the point of delivery down to the basement unit via the building's existing service lift, which is of sufficient size to accommodate café and retail deliveries. No new vehicular access, crossover or servicing bay is proposed or required.

- Delivery vehicles will not be required to reverse into or out of the Site;
- Servicing will be managed to avoid conflict with pedestrian movements at the main entrance and with deliveries to the building's residential apartments above; and
- No overnight parking or storage of delivery vehicles at the Site is proposed.

Given the modest scale and frequency of deliveries described above, the applicant considers that the proposed use can be adequately serviced from the existing arrangements without the need for a dedicated Delivery and Servicing Plan (DSP) or additional highway infrastructure. Should the Local Planning Authority require a full DSP, the applicant would be willing to accept this by way of planning condition.

6. Management and Operation

The day-to-day management of waste storage and servicing arrangements will be the responsibility of the Site operator/management team, who will ensure that:

- Bins are presented for collection and returned to the bin store promptly to avoid obstruction of the external collection point or public realm;
- Deliveries are scheduled, where possible, to avoid conflict with periods of high customer footfall or peak servicing times for neighbouring occupiers;
- Waste is source-segregated at the point of generation (general waste and recycling) to minimise contamination and support the recycling arrangements set out in Section 4;
- Staff are briefed on the agreed waste and servicing procedures as part of Site induction; and
- The adequacy of waste storage capacity and servicing arrangements is kept under periodic review, with capacity increased if operational experience demonstrates this to be necessary.

These management measures can, if required, be secured by way of a planning condition requiring the submission and implementation of the waste and servicing arrangements set out in this Strategy prior to first occupation of the development.

7. Conclusion

This Waste Management and Servicing Strategy demonstrates that the proposed change of use of the existing basement at Barclay House, Whitworth Street West, Manchester to a bouldering centre and gym with ancillary café (Use Class E(d)) can be appropriately serviced and that adequate provision has been made for the storage and collection of waste.

- The building's existing ground floor bin store will accommodate two 1,100 litre Euro bins (general waste and mixed recycling), sufficient for the scale of the proposed café and retail operation, in accordance with Manchester City Council's GD04 waste storage guidance;
- An external collection point is available immediately outside the bin store, allowing for safe and convenient presentation of bins on collection days without vehicles or operatives entering the building, to be serviced by a private commercial waste contractor;
- Servicing demand will be modest and manageable, comprising daily small-vehicle deliveries for the ancillary café and less frequent (every few days) deliveries of retail stock and equipment for the bouldering use, using the building's existing service lift and delivery arrangements; and
- No physical alterations to the building's external envelope, access arrangements or the public highway are required to accommodate the proposed waste and servicing strategy.

On this basis, it is considered that the proposed development accords with the development plan for Manchester, including Places for Everyone and the Manchester Core Strategy, and with Manchester City Council's GD04 waste guidance, such that this element of the proposal should not give rise to any objection from the Local Planning Authority.