Waste Management Statement

1. Introduction

This Waste Management Statement has been prepared in support of the planning application for the proposed change of use of the existing ground-floor premises at Oldham Street, Manchester, from a pub/bar use to a convenience store, together with alterations to the existing glazed shopfront/elevation.

The premises comprise approximately 75 m^2 of ground-floor floorspace, with residential accommodation located above. The proposed convenience store will operate independently from the residential accommodation.

This statement should be read in conjunction with the completed Waste Management Strategy Proforma submitted with the planning application and the accompanying existing and proposed drawings.

2. Proposed Use

The proposed premises will operate as a convenience store selling general groceries, packaged food, chilled and frozen food and other convenience-store products.

No cooking, grilling, food preparation or other commercial kitchen operation is proposed.

The store will normally be operated by approximately two employees.

The nature and scale of the proposed use are therefore expected to generate relatively modest quantities of commercial waste, principally consisting of general residual waste and dry recyclable packaging.

3. Waste Streams

The principal waste streams anticipated from the proposed convenience store are:

- General/residual commercial waste;
- Dry mixed recyclable materials, including cardboard and paper, plastic packaging and metal cans; and
- Small quantities of food-related waste associated with packaged/frozen products.

No cooking oil, grease or kitchen waste will be generated because no cooking or food preparation is proposed.

No industrial or hazardous waste is anticipated from the proposed use.

4. Waste and Recycling Provision

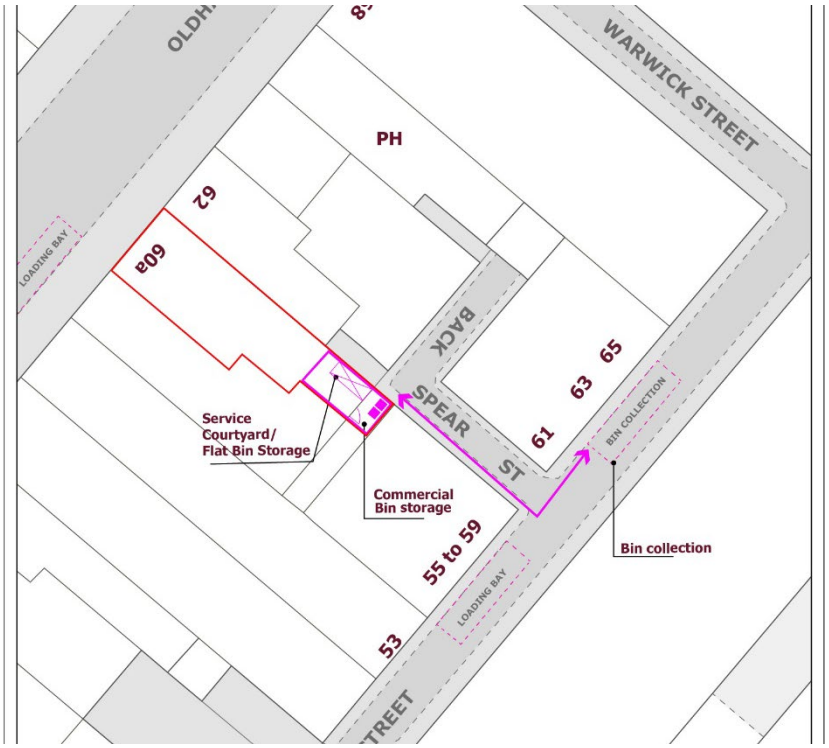
The proposed commercial waste provision comprises:

Waste stream	Proposed provision
General/residual waste	1 × 360 litre commercial bin
Dry mixed recycling	1 × 360 litre commercial bin
Food waste	None proposed
Industrial waste	None proposed
Other	None proposed

The total proposed commercial container capacity is therefore 720 litres.

Based on the Council's stated waste-storage provision of 5,000 litres per 1,000 m^2 of floorspace, the calculated requirement for the 75 m^2 premises is approximately 375 litres. The proposed provision of 720 litres provides adequate storage capacity while allowing general waste and recyclable materials to remain separately contained.

The proposed bin provision and storage arrangement are identified on Drawing below:



5. Internal Waste Segregation

Waste and recycling will be separated at source within the premises.

Separate internal containers will be provided for general/residual waste and dry mixed recycling. Staff will segregate recyclable materials, including cardboard/paper, plastic packaging and metal cans, from general waste.

The internal waste containers will be emptied into the appropriate external commercial containers located within the designated commercial waste-storage area.

No dedicated food-waste container is proposed due to the absence of cooking or food preparation within the premises.

The internal waste and recycling arrangements are shown on drawings.

6. External Waste Storage

The commercial waste generated by the proposed convenience store will be stored separately from the residential waste serving the accommodation above.

The existing smaller domestic waste and recycling bins associated with the residential accommodation will remain within the existing shared courtyard which is split into two pasrts.

The proposed commercial waste and recycling containers will be located within the existing service/waste-storage area in the serive yard. This area is capable of accommodating the proposed 360 litre commercial containers and provides convenient access for the movement of bins to the collection point.

The commercial and residential waste arrangements are therefore physically separated, with the commercial waste associated with the proposed convenience store not being stored within the residential courtyard.



Bins storage in courtyard



Bins collection point in Back Spear St

7. Waste Collection and Collection Point

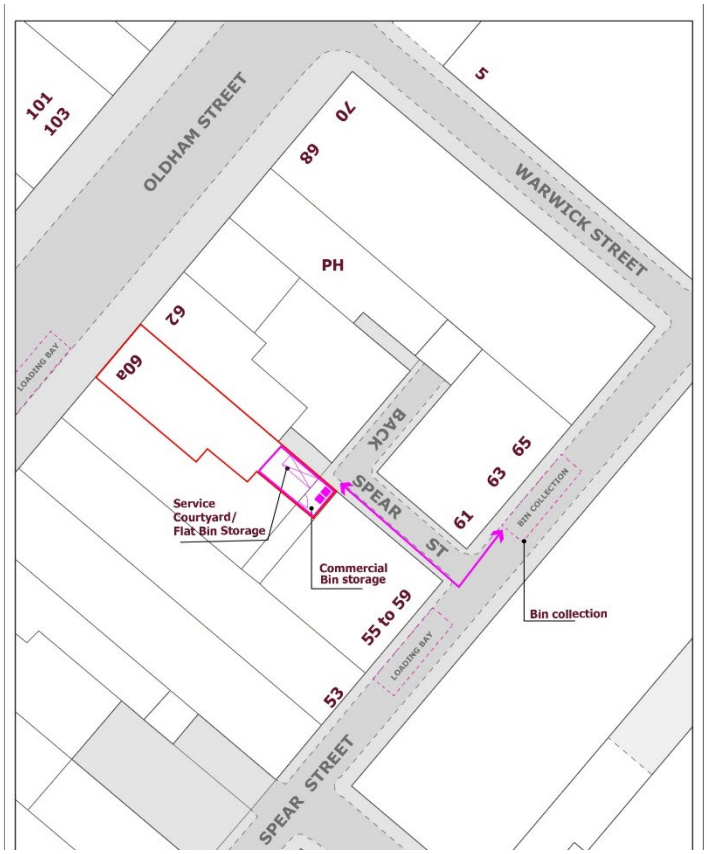
Commercial waste will be collected by a suitably licensed commercial waste contractor.

On collection days, the commercial bins will be moved by the occupier/operator of the convenience store from the designated storage area to Back Spear Street area to the existing waste collection point on Spear Street.

The existing Spear Street loading/collection area provides a suitable location for the presentation and collection of the commercial waste containers.

Following collection, the bins will be returned promptly to the designated commercial waste-storage area.

The movement of bins between the storage area and the collection point is identified on Drawing below:



8. Responsibility for Waste Management

Responsibility for the day-to-day management of commercial waste will rest with the occupier/operator of the convenience store.

The store manager or a nominated member of staff will be responsible for:

- ensuring that waste is appropriately segregated;
- ensuring that the commercial bins are not overfilled;
- presenting the bins at the designated Spear Street collection point on collection days;
- returning the bins promptly to the designated Back Spear Street storage area following collection; and
- maintaining the waste-storage area in a clean and orderly condition.

The occupier will maintain an appropriate commercial waste collection arrangement with a suitably licensed waste contractor.

9. Hygiene, Cleaning and Maintenance

The commercial waste containers will be maintained in a clean, closed and serviceable condition.

The waste-storage area will be regularly inspected by the occupier and kept clean and free from accumulated loose waste. Any spillages or deposited waste will be dealt with promptly.

The external waste-storage area is naturally ventilated and no mechanical ventilation is proposed.

The absence of cooking or food preparation within the premises significantly reduces the potential for food waste, grease or odour generation.

10. Residential Waste

The proposed development will retain the existing residential accommodation above the ground-floor premises.

Residential waste arrangements will remain separate from the proposed commercial waste arrangements. The existing smaller domestic bins serving the residential accommodation will continue to be stored within the existing shared courtyard.

The proposed convenience store will not rely upon the residential waste bins for disposal of its commercial waste.

11. Conclusion

The proposed waste-management arrangements provide appropriate and separate storage for the commercial waste generated by the proposed 75 m^2 convenience store while retaining the existing residential waste arrangements serving the accommodation above.

The proposal provides separate 360 litre containers for general waste and dry mixed recycling, with a total commercial storage capacity of 720 litres. The commercial containers will be stored within service/waste-storage area and presented for collection at the existing Spear Street collection point.

The arrangements provide appropriate segregation, storage and collection of waste and will ensure that commercial waste associated with the proposed convenience store is managed separately from residential waste.

The proposal is therefore considered capable of providing a satisfactory waste-management arrangement without causing an adverse impact on the surrounding area.