Waste Storage and Disposal Scheme for Discharge of Condition 5 of Planning Permission PLA-2026-000407

Creation of Cafe (Use Class E) at 34 John Dalton Street, Manchester, M2 6LE

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On behalf of BREWCH Café Ltd

Introduction

This Waste Storage and Disposal Scheme has been prepared in support of an application to discharge Condition 5 of planning permission ref. PLA-2026-000407, which relates to the creation of a café (Use Class E(b)) at 34 John Dalton Street, Manchester, M2 6LE.

Condition 5 requires that, notwithstanding approved drawing reference A200 and further to email correspondence received on 24th July 2026, a scheme for the storage and disposal of refuse be submitted to and approved in writing by Manchester City Council as local planning authority prior to the commencement of the use.

This document sets out the estimated volumes and types of waste to be generated by the café, details of the internal waste and recycling store, and the arrangements for collection of waste directly from that store by the appointed waste contractor. It should be read alongside the Servicing Plan prepared to discharge Condition 11 of the same permission, which sets out the wider delivery and servicing arrangements for the site.

Estimated Volumes & Types Of Waste

Waste generated by the café will comprise general waste, food waste and mixed dry recyclables. Food waste is anticipated to be minimal, as the café will primarily serve takeaway customers, with the majority expected to be local office workers. Following consultation with several waste management providers, it has been concluded that, due to the small scale and limited seating capacity of the café, three 240-litre wheelie bins are sufficient to accommodate all waste streams between scheduled collections. It is anticipated that the premises will generate approximately 3–5 bags of waste per collection, well within the available storage capacity.

Waste Stream	Bin Provision	Capacity	Collection Frequency
General waste	1 x 240L bin	240 litres	X3 weekly
Food waste	1 x 240L bin	240 litres	X3 weekly
Mixed / dry recycling	1 x 240L bin	240 litres	X3 weekly
Total capacity provided	3 x 240L bins	720 litres	X3 weekly

The frequent weekly collection arrangements set out in this scheme, undertaken directly from the basement store within permitted operating hours, ensure that bin capacity is not exceeded even at times of peak trade and that waste does not accumulate on site for extended periods. Should trading patterns indicate that additional capacity or a further waste stream (such as separate pulpable/compostable recycling) is required, this can be accommodated within the same store without alteration to the collection arrangements described in this scheme.

Internal Waste & Recycling Store

All waste and recycling will be stored within a dedicated, enclosed waste store located in the basement of the property (formerly the wet room), as shown on approved drawing A202. The room is already purpose-fit to accommodate the three 240-litre bins and to allow safe, hygienic day-to-day management of waste on site, and will also serve as the point from which waste is collected directly by the appointed contractor.

Store Specification

• Location: Basement, adjacent to the boiler room and office, as shown on drawing A202 (with direct access to the rear alley via internal staircase).

• Capacity: Three 240-litre wheelie bins (general waste, food waste and mixed recycling).

• Finishes: Fully tiled walls and floor throughout, allowing the store to be easily cleaned and washed down as required (drainage already in situ).

• Ventilation: Mechanical extract ventilation is fitted to control odours and maintain a hygienic environment within the store.

• Bins are to remain within the designated storage area at all times, including at the point of collection, and are not to be left in communal areas, stairwells or externally at any time.

Collection Point & Route

Following amendment at the request of Manchester City Council, waste will no longer be transferred to or presented at the front of the property for collection. Instead, all waste and recycling will be collected directly from within the basement waste store by the appointed waste contractor.

The waste contractor will access the property via the rear entrance and proceed directly to the basement waste store to collect and remove all bagged waste and recycling. All waste will remain securely stored within the basement/bins until the contractor attends with no waste or bins transferred to, stored within, or presented at any external collection point landing area frontage or within the site's front red line boundary. This arrangement prevents obstruction of the pedestrian footway along John Dalton Street and ensures that waste is not left unattended or visible within the public realm.

All waste bags will be supplied by the appointed waste contractor and will be heavy-duty commercial-grade bags for use only within the internal store.

Collections will take frequently/x3 times a week, within the servicing hours restriction secured under Condition 3 (Monday to Friday 10:00–16:00 and 18:00–08:00; no restriction at weekends), and specifically within café operating hours so that a member of staff can grant the contractor access to the basement store. This ensures collections do not conflict with pedestrian movements or daytime trading activity and addresses the requirement that waste is collected directly from the bin store rather than left within the site's front recess for unattended overnight collection. Refer to the Condition 11 Servicing Plan for further details of the wider access and delivery arrangements.

Other Details As Per Waste Proforma V1

• Waste and recycling will be managed by a licensed waste management contractor, engaged directly by the café operator.

• Waste is collected directly from the basement store by the contractor at the point of scheduled collection, in accordance with the times set out under Condition 3 (weekdays 10:00–16:00 and

18:00–08:00 restricted; no restriction at weekends), and within café operating hours as confirmed in the Condition 11 Servicing Plan.

• The store and any internal collection route will be kept clean and free of spillage.

• Staff will be trained and responsible for the day-to-day management of the store, including granting contractor access for collection and ensuring bins are not overfilled.

• The waste and recycling store will be retained for this purpose for as long as the café use continues and will not be used for any other purpose without the prior agreement of the Council.

Conclusion

This scheme demonstrates that the storage and disposal of waste and recycling arising from the café use can be satisfactorily managed on site within a dedicated, hygienic and appropriately ventilated basement store, with waste collected directly from that store by the appointed contractor rather than presented externally. Collections are scheduled within permitted operating hours in accordance with Condition 3, avoiding any unattended external storage of waste and any conflict with pedestrian movement or residential amenity. On this basis, it is considered that the proposal accords with the requirements of Condition 5, and it is respectfully requested that Manchester City Council confirms discharge of this condition.