Northern Crumble

4 New George Street, Manchester,

M4 4AE

Hours of Operation

Waste Management Strategy

Deliveries Management Strategy

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1.0 Hours of operation

The existing SPAR store already has approved operating hours for Monday to Sunday 07:00 to 24:00 (application Number: 143037/JO/2025). These hours will remain unchanged.

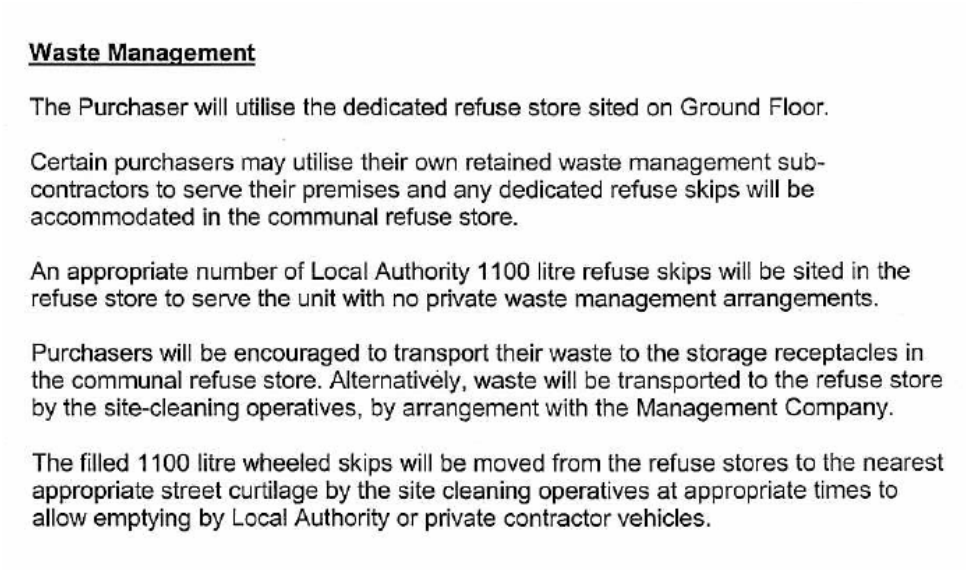
The Belgian Waffle Company Store will have operating hours from Monday to Sunday 11:00 to 24:00. This store has a delivery hatch on the shop front and the hours of operating for the delivery hatch will be from 11:00 to 21:00 to in order to reduce noise and general disturbance to neighbours.

The BRGRLAB store will have operating hours from Monday to Sunday 11:00 to 24:00. This store is accessed via the SPAR Convenience Store.

2.0 Waste Management Strategy

2.1 Existing Waste Management Strategy

The existing waste management strategy for the building will remain unchanged. The strategy is explained below, as set out in the Brief for the Lease Agreement provided to the client, Mr Hameed.



Waste Management

The Purchaser will utilise the dedicated refuse store sited on Ground Floor.

Certain purchasers may utilise their own retained waste management sub-contractors to serve their premises and any dedicated refuse skips will be accommodated in the communal refuse store.

An appropriate number of Local Authority 1100 litre refuse skips will be sited in the refuse store to serve the unit with no private waste management arrangements.

Purchasers will be encouraged to transport their waste to the storage receptacles in the communal refuse store. Alternatively, waste will be transported to the refuse store by the site-cleaning operatives, by arrangement with the Management Company.

The filled 1100 litre wheeled skips will be moved from the refuse stores to the nearest appropriate street curtilage by the site cleaning operatives at appropriate times to allow emptying by Local Authority or private contractor vehicles.

Figure 1: Waste Management Strategy Extracted from Clients Proposed Development Brief

2.2 Additional Information

The existing SPAR Store currently uses Fresh Start Waste Services, which collects the bins once a week, every Monday. As the existing SPAR Store will be reduced in size and the sale of alcohol will be removed, it is anticipated that less waste will be generated.

With the addition of the two new units, the existing waste bin can continue to be used. There is also scope to provide an additional waste bin if required. This will be reviewed and assessed once the additional units are operational.

Access to the building's communal bin store is located behind the existing SPAR storage area. The majority of the waste generated is packaging waste, mainly cardboard. Access to the shared bin store is via the communal entrance serving the flats.

The waste management company will have access to the shared bin store. The area can also be accessed externally via the gates located at the side of the ICON.25 building. Waste management companies are provided with a code to gain access to the building and the shared bin store.

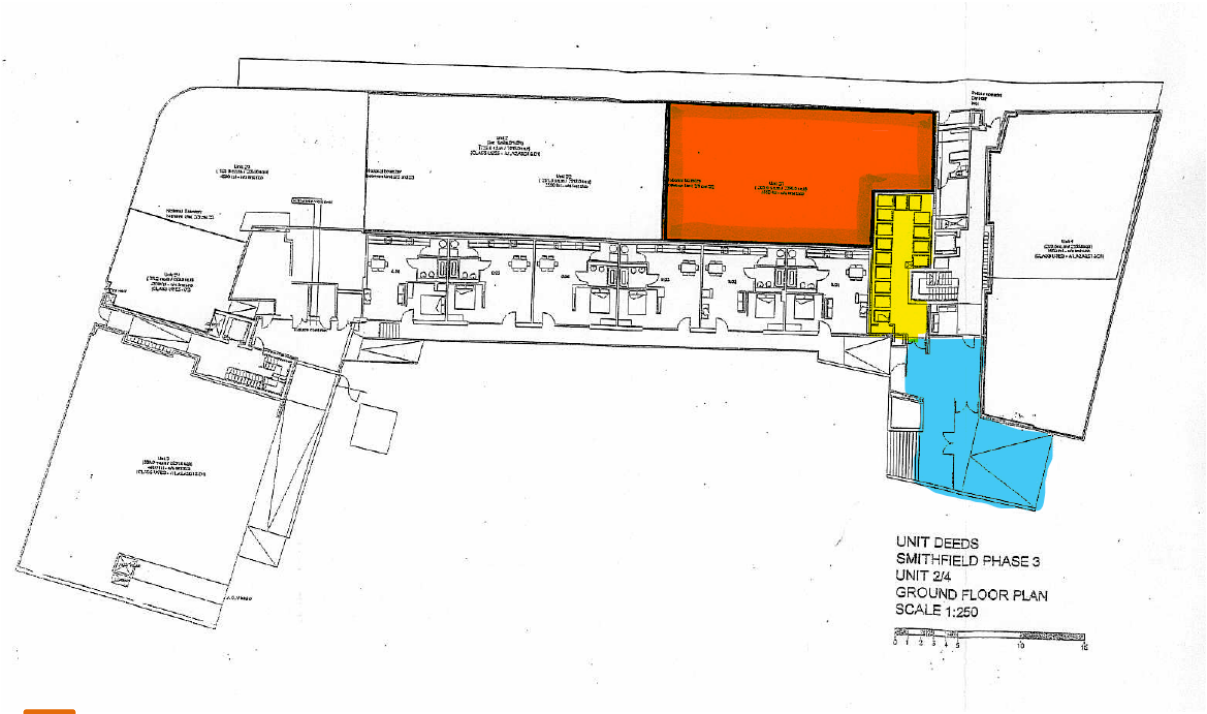
Waste management operatives can park their vehicles on High Street within the designated loading bays and wheel the bins to their vehicles as required. This will be undertaken within suitable hours, usually between 07:00 and 19:00.

The client also has an alternative waste management supplier, Lavelle Waste Services, which is used by Gooey Café. Lavelle Waste Services can provide colour-coded bins to allow for easier segregation of waste. As the company also provides waste collection services to Gooey Café, this could allow for more efficient bin collections.

The Belgian Waffle Company and BRGRLAB are not intended to operate as sit-down dining outlets, with orders being solely for takeaway or delivery. This means that there will be minimal customer waste generated on site.

Waste cooking oil generated by BRGRLAB will be stored in a 60-litre barrel and collected by Olleco. Olleco can supply, collect and convert waste cooking oil into biofuel for transport.

2.3 **Ground floor plan**



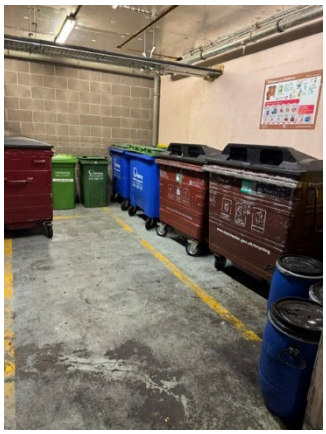
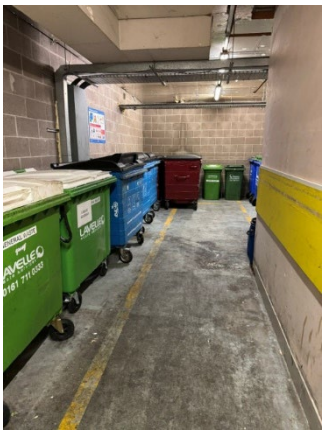
Orange: Existing Spar Site

Yellow: Existing Bin Store

Blue: Access for Waste Management Collection (leading to Loading bays located on High Street)

2.4 Site Pictures

Bin storage:


Waste Management Collection/ Parking:





2.5 Waste Management Summary

- General Waste (Dry mixed recycling – DMR), Quantity 1 @ 1,100 Litres, Collection to be once a week (provider to be Fresh Start Waste Services or Lavelle Waste Service)
- Cardboard & Paper, Quantity 1 @ 1,100 Litres, Collection to be once a week (provider to be Fresh Start Waste Services or Lavelle Waste Service)
- Food Waste, Quantity 1 @ 240 Litres, Collection to be once a week (provider to be Fresh Start Waste Services or Lavelle Waste Service)
- Cooking Oil, Quantity 1 @ 60 Litres, Collection to be once a week (provider to be Olleco

3.0 Deliveries Management Strategy

3.1 Details of deliveries

Deliveries, servicing and vehicle/equipment movements for the existing SPAR Store have been successfully managed within the approved council hours of Monday to Sunday, 07:00 to 23:00. The client has been trading from this site for over 20 years and has not experienced any issues or causes for concern.

Although the Council has approved generous hours for deliveries to take place, the client prefers to keep deliveries within regular office hours where possible.

The main delivery for SPAR is scheduled once a week on Tuesdays, between 08:00 and 10:00.

Fresh deliveries for SPAR are scheduled on Mondays, Wednesdays and Fridays, between 08:00 and 10:00.

Access to the site for deliveries is via Shudehill or High Street; however, the majority of deliveries arrive via Shudehill.

Deliveries for The Belgian Waffle Company and BRGRLAB will be managed within the same hours as the existing SPAR deliveries. This will help to minimise noise and any potential disturbance to residents, while ensuring that deliveries operate within the Council's already approved hours for Northern Crumble/SPAR, Monday to Sunday, 07:00 to 23:00.

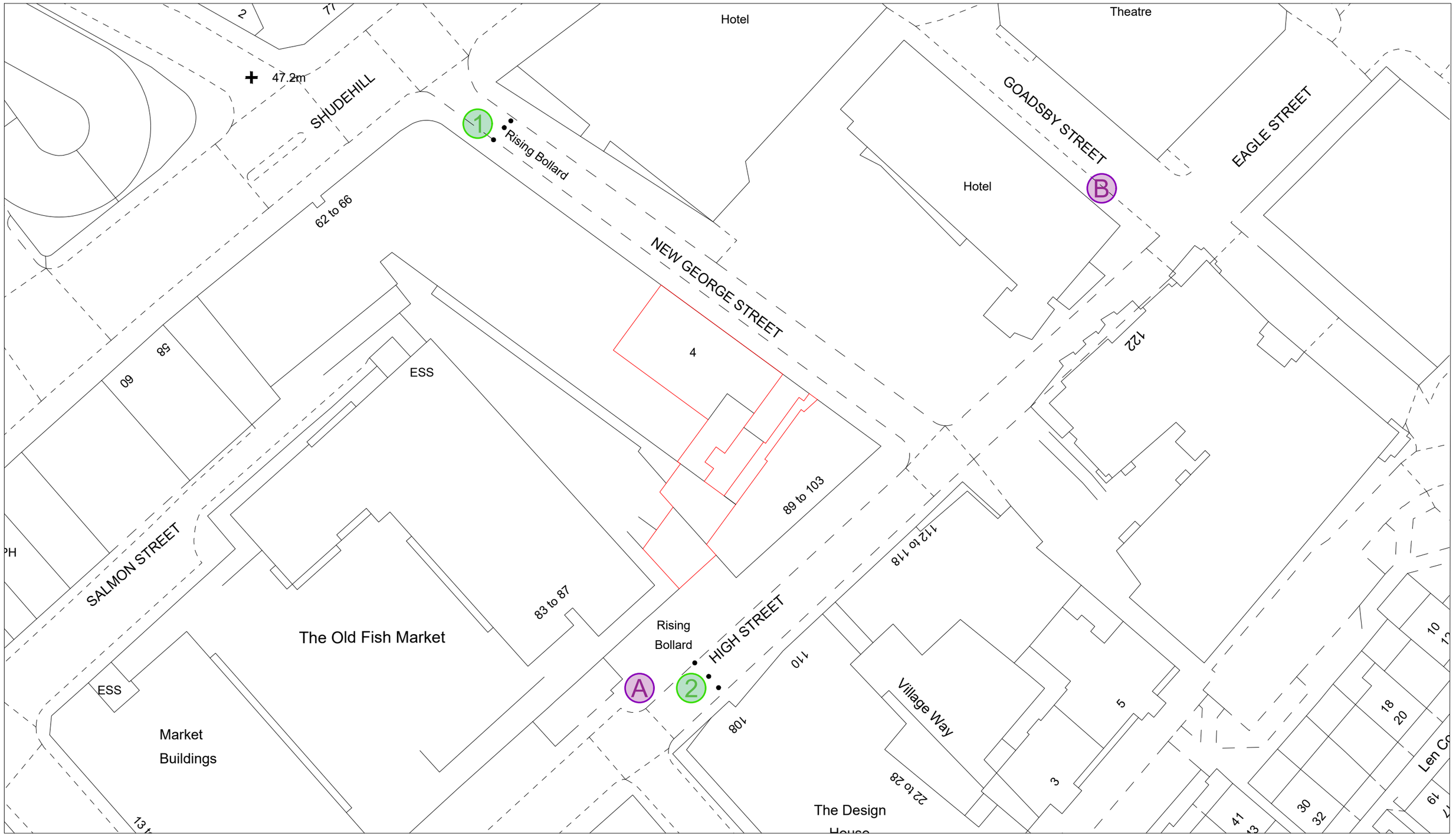
3.2 Site Layout Plan

The site layout plan identifies **Number 1** on the block plan as the main delivery access, which is accessed via Shudehill. **Number 2** identifies the secondary access point, where delivery drivers can access the store via High Street.

A and B on the block plan identify the locations for cycle and vehicle parking on High Street and Goadsby Street. These areas will also serve as cycling dismount locations for delivery drivers collecting takeaway orders from The Belgian Waffle Company and BRGRLAB.

The site is situated within walking distance of all major City Centre public transport interchanges, including Shudehill Bus and Metrolink Interchange (0.5 miles), Piccadilly Gardens Interchange (0.5 miles), Manchester Victoria Rail Station (0.4 miles) and Manchester Piccadilly Rail Station (0.6 miles).

There is no vehicular access or customer parking at the site due to its highly accessible City Centre location.



BLOCK PLAN

A Cycling dismount location on High Street

B Cycling dismount location on Goadsby Street

1 Main delivery access point Via Shudehill

2 Secondary delivery access point via High Street

SCALE 1:500

1:500

10m 0 10m 20m 30m 40m 50m

3.3 Strategy for Queuing System

In order to prevent queuing outside the premises, the client will provide a small seating area for customers waiting for their orders.

The hatch within the shop front window will be used exclusively by patrons of The Belgian Waffle Company. BRGRLAB and the SPAR convenience store will not be accessible through the hatch.

The client has also proposed limiting the hours of use of the hatch to 11:00 to 21:00. The main purpose of these restricted hours is to help prevent queuing, noise and general disturbance outside the hatch during the later hours.

The existing 24-hour, through-the-wall ATM provides evidence that queuing and associated noise/disturbance have been successfully managed at the site over the past years.

The deliveries will be managed by third party delivery service providers, the cyclists will be able to dismount on **High Street** or **Goadsby Street**, both these locations are within a minute walk from the Existing SPAR store.

Delivery orders will be managed through the operator's online ordering and delivery platform. Drivers will only be instructed to attend the premises once an order is approaching readiness.

Drivers will therefore not be encouraged to arrive significantly in advance of the expected collection time. The intention is to maintain a short and continuous turnover of drivers rather than a large group waiting outside the premises.

Where an order is not ready when a driver arrives, the driver will be asked to wait away from the immediate shopfront area where practicable, rather than forming a queue on the public footway.

The operator will use the delivery platform and/or internal order management system to control the release of orders and minimise simultaneous driver arrivals.

The proposed management system is intended to provide a proportionate method of managing delivery and collection activity at the premises. The principal objective is to prevent drivers from arriving unnecessarily early, prevent the formation of large groups outside the premises and ensure that any short-term waiting does not obstruct the public highway or adversely affect neighbouring residents.

The combination of controlled order release, a dedicated collection hatch, staff supervision and designated cycle parking will allow delivery activity to take place while maintaining pedestrian access and protecting the amenity of the surrounding area.