WASTE STORAGE & MANAGEMENT SCHEME

Prepared to discharge Condition 9 of planning permission 145561/FO/2026

SITE	37-39 Upper Lloyd Street, Manchester M14 4HY
USE	Place of Worship and Community Centre (Use Class F1)
APPLICANT	Mr Mohamed Hamza
DECISION DATE	15 June 2026
PREPARED BY	Imara 360 Developments Ltd
DOCUMENT DATE	22 September 2026

CONDITION 9

“Within 6 months of the date of this decision a detailed scheme showing the design, location and size of a facility to store refuse and waste materials shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first use/occupation of the development and retained thereafter.”

Purpose. This scheme provides a practical, screened and managed waste system proportionate to the mosque and community-centre use. It covers waste arising during daily prayers, Friday prayer and community activities, with segregation at source and controlled presentation for collection.

1. Waste profile and capacity

The premises generates ordinary non-hazardous operational waste only. The main sources are paper and cardboard, plastic bottles and cans, limited general refuse, and small quantities of incidental food waste. No commercial food preparation or industrial process takes place on site.

Waste stream	Estimated fortnightly volume	External container	Capacity
General residual waste	Up to 180 litres	1 × lidded wheeled bin	240 L
Dry mixed recycling	Up to 300 litres	2 × lidded wheeled bins	480 L
Food / organic waste	Up to 80 litres	1 × lidded wheeled bin	240 L
Total provision	Up to 560 litres	4 wheeled bins	960 L

Capacity statement. The proposed 960-litre total external capacity exceeds the estimated fortnightly waste volume and provides resilience for Friday prayer and occasional community events. The mosque manager will review fill levels weekly. If regular use exceeds 80% of any container before collection day, a larger container or more frequent licensed collection will be arranged.

Internal segregation

• Clearly labelled internal bins will be provided in the entrance/lobby, prayer areas, office and kitchen/refreshment point.

• Recyclables will be kept separate from general refuse. Small food-waste caddies will use compostable or sealed liners.

• At the end of each operating day, a nominated caretaker or volunteer will transfer waste to the matching external container. No loose bags will be stored externally.

Excluded waste

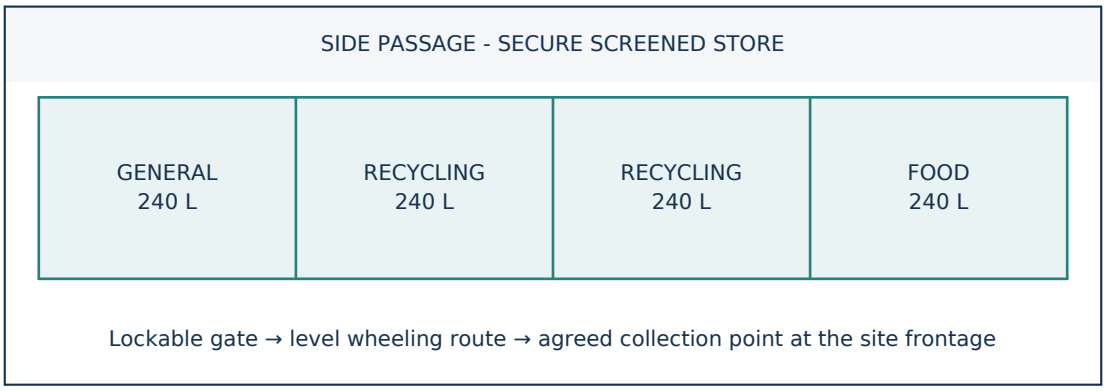
Bulky items, electrical equipment, batteries, lamps, chemicals, sanitary waste and any other controlled or hazardous material will not be placed in the operational bins. Such material will be stored safely and removed separately by an appropriately authorised contractor.

2. External storage design and location

Location. The four containers will be grouped within the existing side passage of 37-39 Upper Lloyd Street. The store will remain within the site boundary, away from the principal public entrance, and positioned so it does not obstruct pedestrian movement, doors, escape routes, vehicle visibility or access for emergency services.

Component	Specification
Enclosure	Close-boarded timber or coated metal screen, approximately 1.2-1.5 m high, with a lockable outward-opening gate. The enclosure will visually screen all containers.
Base	Level, durable and impermeable concrete or paving base, capable of being washed down and laid to prevent ponding.
Weather / pests	All bins will have close-fitting lids. The gated store will prevent unauthorised access, windblown litter and animal interference.
Clearances	Sufficient clear space will be retained to open lids, manoeuvre each bin independently and safely turn or wheel containers out of the store.
Drainage / washing	The area will be swept routinely. Controlled washing will be undertaken only where run-off can be contained and directed to an appropriate foul-water point, never to the highway or surface-water system.
Signs	Each container and the enclosure will be labelled by waste stream. A “keep gate closed” notice and collection-day instructions will be displayed.

Indicative arrangement



This diagram records the functional arrangement. The store will be fitted within the available side-passage width while maintaining a safe, unobstructed pedestrian route.

3. Collection and operational management

Collection arrangements

• Current frequency: once every two weeks, on Wednesday.

• Permitted collection window: Monday to Saturday between 07:30 and 20:00 only. No collections will occur on Sundays or bank/public holidays, in accordance with Condition 7.

• The collection operator will service the bins from the agreed collection point at the site frontage. The refuse vehicle will remain on the adopted highway and will not enter or reverse within the site.

• On collection morning, the caretaker will unlock the store and wheel the required bins along the side passage to the frontage. Bins will be returned to the secure store promptly after collection and will not remain on the pavement.

Route and handling

Internal bins → side-passage external store → site frontage collection point → collection vehicle on Upper Lloyd Street. The transfer route will be kept level, illuminated, clean and free from stored objects. Doors and gates on the route will provide adequate clear opening for a 240-litre wheeled bin. Waste will be moved only by trained staff or authorised volunteers.

Management controls

• The mosque management committee will nominate a Waste Coordinator, with the caretaker acting as day-to-day deputy.

• Bin lids and the enclosure gate will remain closed and locked when not actively in use.

• The store will be inspected at least weekly for leakage, odour, pests, damage, contamination and excess waste.

• Any spillage will be contained and cleaned immediately. Litter around the site frontage and side passage will be removed.

• Bins will be cleaned as necessary. Pest-control advice or treatment will be commissioned if evidence of infestation is found.

• Collection records and any missed-collection reports will be retained by the mosque manager.

• Waste will be collected only by the local authority or a licensed waste carrier. Any commercial arrangement will include the relevant waste transfer documentation.

Contingency arrangements

If a scheduled collection is missed, containers will remain within the locked store and the collector will be contacted immediately. Waste will not be left at the frontage. If capacity becomes insufficient due to a special event or service disruption, an additional collection will be booked; bags will not be placed beside the bins.

Implementation and retention

The enclosure, hardstanding, four containers, signs and internal segregation bins will be installed and operational before first use/occupation under the permission. The approved arrangements will be retained for the lifetime of the authorised use. Any material alteration to the store location, bin capacity or collection method will first be agreed with the Local Planning Authority where required.

4. Compliance schedule

Decision notice requirement	Scheme response
Estimated volumes and types	Section 1 identifies general waste, dry mixed recycling and food waste, with estimated fortnightly volumes.
Internal and external stores	Section 1 specifies internal segregation; Section 2 specifies a secure, screened side-passage store.
Plans and designs	Section 2 gives the enclosure specification and indicative four-bin arrangement.
Collection point and vehicle route	Section 3 confirms presentation at the site frontage and collection from Upper Lloyd Street without vehicle entry or reversing on site.
Transfer between stores	Section 3 identifies the managed route from internal bins to the side store and then to the frontage.
Bin number, capacity and frequency	Four external wheeled bins are proposed: 4 × 240 litres (960 litres total), collected fortnightly on Wednesday.
Condition 7 collection hours	Collections are limited to Monday-Saturday, 07:30-20:00, excluding Sundays and bank/public holidays.
Implementation and retention	The complete scheme will be installed before first use/occupation and retained thereafter.

Responsible organisation	Markaz Ibraheem
Site address	37-39 Upper Lloyd Street, Manchester M14 4HY
Management commitment	The management committee will implement, monitor and retain this Waste Storage and Management Scheme.

Document status: Planning-condition discharge submission. This document should be read with the approved plans and the decision notice for application 145561/FO/2026.