WASTE MANAGEMENT & REFUSE STORAGE SCHEME

Partial Discharge of Condition 20(a) – Pre-Occupation

Planning Permission	132489/FO/2021
Site	Retail Unit 1, 82 Port Street, Manchester, M1 2EG
Premises	OSMA Restaurant & Boutikk
Condition	20(a) – Waste Management / Refuse Storage
Use	OSMA Restaurant – Class E(b); Boutikk – Class E(a)

Introduction

This Waste Management and Refuse Storage Scheme has been prepared in support of the partial discharge of Condition 20(a) of planning permission 132489/FO/2021, insofar as the condition relates to Retail Unit 1, 82 Port Street, Manchester, M1 2EG.

The ground-floor commercial premises comprise:
- OSMA Restaurant – Class E(b) restaurant use; and
- Boutikk – Class E(a) retail/shop use.

OSMA and Boutikk share a dedicated internal refuse storage area located within the BOH Office/Store, which serves these two commercial uses exclusively.

This scheme sets out the arrangements for the segregation, internal storage and collection of waste generated by both uses.

Waste Segregation

Waste generated by OSMA and Boutikk will be segregated into the following four waste streams:
- General waste
- Dry/mixed recycling
- Glass
- Food waste

Dedicated waste containers will be provided for each waste stream, providing a total of five waste containers within the designated refuse storage area.
The containers will be clearly identified to ensure that the respective waste streams remain appropriately segregated.
Waste will be separated at source within the premises and transferred by staff to the appropriate designated container within the BOH Office/Store.

OSMA Restaurant

Waste generated through the operation of OSMA Restaurant will principally comprise food waste, glass, recyclable packaging and general residual waste.

Suitable internal waste containers will be provided within the operational areas of the restaurant and kitchen as appropriate, allowing waste to be segregated at source.

Staff will transfer waste from the restaurant and kitchen to the designated refuse storage area as required throughout the operating day.

Food waste will be separately contained and transferred to the designated food-waste containers.

Glass will similarly be segregated from general and recyclable waste and transferred to the designated glass containers.

Boutikk

Waste generated by Boutikk will principally comprise recyclable packaging, cardboard and paper together with general residual waste and, where applicable, food and glass waste.

Waste generated within Boutikk will be segregated at source and transferred to the corresponding designated containers within the shared refuse storage area.

Refuse Storage

A dedicated refuse storage area is provided within the BOH Office/Store, exclusively for waste generated by OSMA and Boutikk.

The designated area will accommodate a total of five waste containers comprising:

- 2 × general waste containers;
- 1 × dry/mixed recycling containers;
- 1 × glass containers; and
- 1 × food waste containers.

Smaller commercial waste containers will be utilised, appropriate to the available internal storage area and the proposed frequency of collection.

All waste will remain securely contained within the designated internal refuse storage area pending collection.

No commercial waste containers, refuse bags or other waste will be routinely stored or presented on the public footway.

The designated refuse storage area and waste containers will be maintained in a clean and orderly condition.

Waste Collection and Servicing

Waste will be collected by an appointed licensed commercial waste contractor five times per week.

The BOH Office/Store benefits from direct external access from the Port Street frontage, allowing the waste contractor to access the waste storage area directly without the need to transport waste through the restaurant or retail areas.

The appointed waste contractor will be provided with controlled/key access to the BOH Office/Store and will collect waste directly from the designated internal refuse storage area.

Waste containers will therefore remain within the premises until collection and will not be placed on the public footway awaiting collection.

Following collection, the waste containers will remain or be returned directly to their designated internal storage positions.
The frequency of collection will be kept under operational review and increased where necessary to ensure that the available waste storage capacity remains sufficient and waste does not accumulate within or outside the premises.

Management and Maintenance

Management of OSMA and Boutikk will be responsible for ensuring that:

- waste is appropriately segregated at source;
- waste is placed within the correct designated containers;
- food waste is kept separately contained;
- the refuse storage area is maintained in a clean and orderly condition;
- waste does not accumulate outside the designated containers;
- no waste is routinely stored outside the premises or on the public footway; and
- collection arrangements remain sufficient for the volume of waste generated by the premises.

Staff will be informed of the waste segregation arrangements and the location and correct use of the respective waste containers.

Supporting Drawing

This Waste Management and Refuse Storage Scheme should be read in conjunction with the submitted Proposed Ground Floor Plan, showing the BOH Office/Store within which the dedicated refuse storage area is located.

“Proposed waste strategy”

For clarity, the submitted plan will identify the refuse storage area as:
“BOH office/Store”

The plan will also identify the direct external access used by the appointed waste contractor for collection.

Implementation

The waste segregation, storage and collection arrangements described within this scheme will be implemented prior to first occupation/use of OSMA and Boutikk.

The designated refuse storage area and associated waste-management arrangements will thereafter be retained and maintained for the duration of the respective commercial uses.

Conclusion

The proposed arrangements provide an internal and managed refuse storage area serving OSMA and Boutikk exclusively, with separate provision for general waste, dry/mixed recycling, glass and food waste.

A total of five designated waste containers, together with commercial waste collections five times per week, will provide for the regular segregation, storage and removal of waste generated by the premises.

Direct contractor access to the BOH Office/Store allows waste to be collected directly from the internal storage area, ensuring that waste containers do not need to be stored or presented on the public footway.
Approval is therefore sought for the partial discharge of Condition 20(a), insofar as it relates to Retail Unit 1, 82 Port Street.