

# Kampus Commercial Waste Storage & Disposal

November 2021

## Executive Summary

This document is submitted with reference to Planning Condition 29 of application number 112034/FO/2016/C2, the Former Manchester Metropolitan University Aytoun Campus, Aytoun Street, otherwise referred to in this document as “Kampus”.

This document describes the overall approach to waste storage and removal at Kampus and will be supplemented by specific details for each commercial unit when tenants are known and have developed specific proposals for their use and fit-out.

### **Planning Condition 29**

*The commercial uses hereby approved shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each of the commercial units has been submitted to and approved in writing by the City Council as local planning authority.*

*The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.*

*Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.*

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## Kampus Overview

Kampus will deliver high-quality PRS apartments and a mix of commercial uses in the heart of Manchester. The development comprises two new buildings, a refurbished 1960s tower and two grade-2 listed buildings, Minshull House and Minto & Turner, arranged around landscaped gardens, adjacent to the Rochdale canal. The scheme will contain all the ingredients for an urban living experience in Manchester, encompassing high quality apartments, resident amenity spaces as well as independent cafes, bars, restaurants, and shops as part of the commercial units surrounding the square.

## Management Overview

Native is appointed as the manager of Kampus, to provide a 24 hour per day, 365-day on-site service. As operator, Native are responsible for the full scope of property management including lettings, resident services and tenant management, reactive and planned maintenance, estates management, regulatory and statutory compliance, and holistic health and safety.

The Native team is based in Block E (known as “Stack”) in the purpose-built management suite.

## Waste Management Overview

Native has overall responsibility for the storage and disposal of waste at Kampus.

Native manage and control residential waste directly and will oversee the storage and collection of commercial waste by commercial tenants to ensure compliance with the overall site strategy and to avoid any conflicts or amenity issues.

In the interests of good estate management, whilst the specific requirements will vary for each commercial tenant, it is a requirement at Kampus that each commercial tenant contracts with the same waste management company (currently Fresh Start, although this may change from time to time).

## Residential Waste

Each building at Kampus contains a dedicated residential waste store at ground level.

Residential waste is collected by the Local Authority, with supplementary collections by a private collection company as required.

Native manage waste collections and present bins safely at street level in time for collection.

All waste collections are managed in accordance with the stipulated site servicing hours.

## Commercial Waste

Each commercial operator at Kampus is responsible for storing their waste in-demise and arranging private collection.

Waste for all commercial units will be collected by the same private waste-management company, overseen by Native.

In the interests of good estate management, all commercial operators will be required to arrange collections using the same waste management company (currently Fresh Start, although this may change from time to time).

The type of bins and frequency of waste collection will be determined by the tenant and the waste management company depending on the specific nature of the waste and use.

Commercial tenants will be individually responsible for arranging their own waste collection, which will take place using the loading bays at street level.

All waste collections will be managed in accordance with the stipulated site servicing hours.

## Fitting-out Commercial Units

Tenants are responsible for making sure that their contractor stores and disposes of waste appropriately during fit-out works and does not deposit waste in the communal areas. It is not permitted for building waste to be stored in common areas or in residential waste stores, this is written into legal agreements and will be enforced by the on-site team as required.

## Waste Collection Points

Bins will generally presented for collection as follows:

- Block C – loading bay on Minshull Street
- Block E – loading bay on Aytoun Street
- Block F – loading bay on Chorlton Street
- Minto & Turner – loading bay on Chorlton Street
- Minshull House – loading bay on Chorlton Street

Bins will not be left for prolonged periods on the highway.

To assist with safe movements, there is a paved strip running along the centre of Little David Street so that bins do not need to be manoeuvred along the cobbled surface.

## Servicing Hours

Native will manage waste collections in accordance with the servicing hours stipulated in the planning consent, condition 32, namely:

*Deliveries, servicing, and collections (including waste collections) will not take place outside of the following hours:*

- 07:30 to 20:00 Monday to Saturday
- 10:00 to 18:00 Sundays and Bank Holidays

These restrictions have also been written into leasing documents for commercial units and will apply to deliveries, waste collection, maintenance and any other activities which could otherwise disturb residents and neighbours.