

The Castings,
9 Heyrod St, Manchester M12DY

Commercial Waste Storage & Disposal

November 2024

Executive Summary

This document is submitted with reference to Planning Condition 39 of application number, ref. 127317/FO/2020 at The Castings, Heyrod Street, Manchester, M1 2WW hereby referenced as 'The Castings'. The full application details are as follows:

Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m2) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) car parking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings.

This document describes the overall approach to waste storage and removal at The Castings in response to planning condition 39.

Condition 39 Refuse Storage

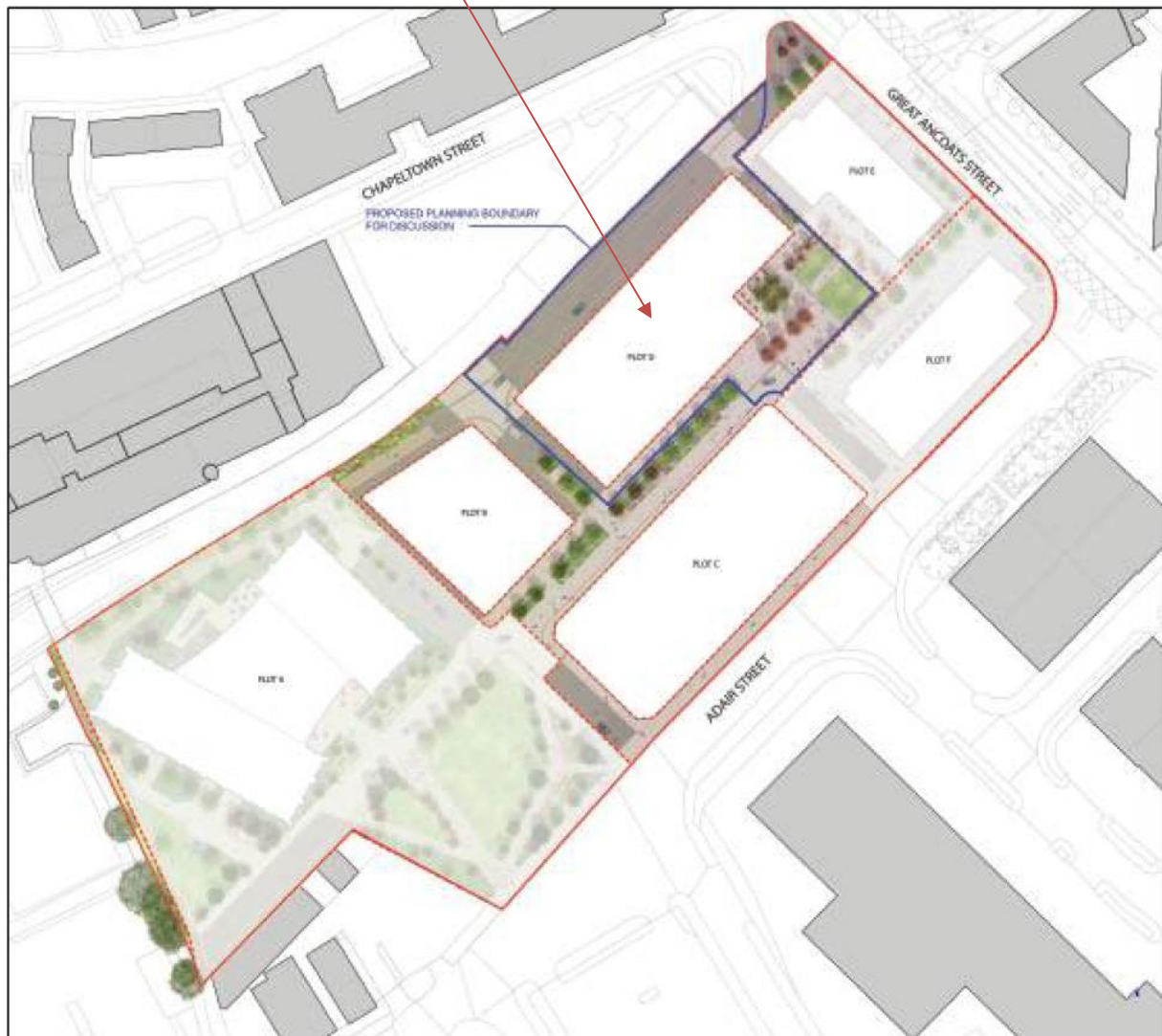
The ground floor commercial units shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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The Castings Overview

The Castings has delivered a high quality BTR apartment block and a mix of commercial uses in the heart of Piccadilly East. The development comprises a single building with 4 commercial units are ground floor level facing Heyrod St and Longacre St. 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 scheme and public realm.

Plan 1. The Castings



Management Overview

Native is appointed as the manager of The Castings, 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 within the reception area at The Castings, accessible from both Heyrod and Longacre Streets.

Waste Management Overview

The responsibility of waste management will sit with each occupier of the commercial unit. Native or future operators will assist tenants as required.

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 The Castings that each commercial tenant contracts with the same waste management company.

Residential Waste

The Castings contains a dedicated residential waste store at ground level. This condition does not relate to residential waste.

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

Commercial Waste

Each commercial operator at The Castings is responsible for storing their waste in the dedicated storage area within the buildings main bin store, accessed off Heyrod St. The storage area will be lockable and only accessible by tenants and their waste contractors to ensure waste streams for residents and commercial tenants is kept separate.

Commercial Waste collections

Waste collections will be restricted to weekly for retail use and twice weekly for F&B uses as per the original waste strategy.

Waste for all commercial units will be collected by the same private waste-management company, overseen by Native. The waste routes can be seen below highlighted in blue. The times at which commercial occupiers can deposit waste will be restricted as per the servicing hours listed below.

Waste Collection Points

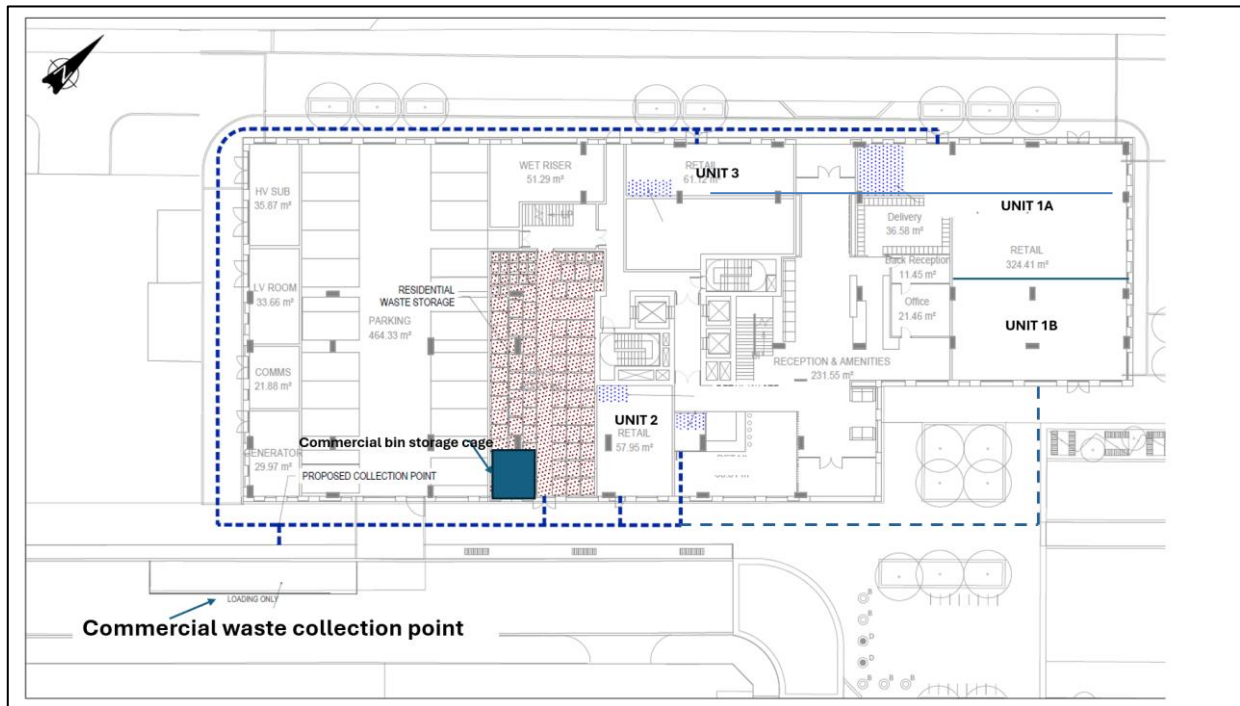
Bins will generally presented for collection utilising the loading bay installed on Heyrod St, located at:

- 9 Heyrod Street, M1 2DY, loading bay as indicated on plan 2.

To assist with safe movements, the site team will assist where required.

- Unit 1B & 3 – via Longacre St, around the back of the building and into the bin store.
- Units 1A and 3 – via Heyrod St and into the bin store.

Plan 2. Bin routes, storage and collection point.



In the interests of good estate management, all commercial operators will be required to arrange collections using the same waste management company.

Commercial tenants will be individually responsible for taking their waste from the unit to the internal bin store. In the interests of good estate management and resident amenity, Native will restrict the times when the bin store can be accessed – please see servicing hours below.

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 Natives fit out rules and will be enforced by the on-site team as required.

Servicing Hours

Native will manage waste collections in accordance with a set of defined servicing hours, of which MCC have stipulated at other central Manchester residential schemes as follows:

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 all commercial units and will apply to waste collection as well as tenant deposits into the bin store activities which could otherwise disturb residents and neighbours.