

Waste Management Strategy - Kampus

Executive Summary

This document is submitted with reference to Planning Condition 15 of application number 115570/FO/2017 known as Kampus, Aytoun Street, Manchester.

This document sets out the strategy and approach to waste storage and removal for the commercial units at Kampus including the specific details of commercial waste collections. This strategy specifically covers all of the commercial units in the listed buildings, referenced as follows:

Building	Unit	Occupier
Minto & Turner	G1/F1	TBC
	G2/F2	TBC
Minshull House	G4.1B	Barkside
	G4.1A	Great North Pie Co.
	G4.2	Red Light
	G3	Madre
	G5	TBC

Planning Condition 15

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 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.

Scope

Kampus is a mixed use residential led development. The apartments are operated as Build to Rent and the operator, Native Residential, have a 24/7 presence on site. This document addresses planning condition 15 above and covers the approach that Native Residential take to managing the refuse and recycling collection.

Commercial Waste General Summary

There are 16 commercial units in total at Kampus, located on the ground and first floors of the development, let to a mix of operators including retail, food and beverage. This discharge application relates specifically to the units in the two listed buildings as detailed above.

Each commercial operator manages their own waste including storage within the commercial unit and waste collection. Whilst Native residential do not directly manage the commercial waste streams, they do oversee the management of the estate and recommend the waste provider.

Native maintain a set of estate regulations to ensure that refuse collection times align with the planning permission and best practice given nearby residents.

Collections will not take place outside Monday to Saturday 07:30 to 20:00 Sundays (and Bank Holidays): 10:00 to 18:00, in accordance with Condition 32.

Description of Facilities

There are no central commercial bin stores at Kampus; each commercial unit is required to accommodate storage of waste within the unit to suit their specific business.

All commercial tenants contract directly with a waste and recycling provider who provides a collection service that is best suited to the commercial tenants' specific operations.

Native Residential recommend a single specialist contractor, currently Fresh Start, to all commercial tenants. The same contractor also deals with the residential waste, ensuring a co-ordinated estate service and to limit the number of collections and vehicle movements around the site.

Quantities and Collection Schedules – Commercial units

Commercial Unit	Number of Bins in Total	Detail	Collection Frequency	Collection Days
Barkside	1	General Waste	Fortnightly	Thursdays
Red Light	3	1 General Waste, 1 Glass, 1 Cardboard	Twice a week	Thursdays (cardboard), Sundays (all)
Madre	8	1 General Waste, 1 Glass, 1 Cardboard, 1 Food Waste, 1 Linen, 3 Used Oil Barrels	Oil weekly, Food daily (except Sundays), otherwise twice a week	Every day except Sunday
Great North Pie	2	1 General Waste, 1 Glass	Three times a week	Mondays, Thursdays, Saturdays

Units F1/G1, F2/G2 and G5 are currently unlet. Once occupied, tenants will be required to adopt the same estate-wide strategy i.e. in-demise waste stores and a direct waste management contract with the contractor appointed to manage the whole Kampus estate.

Waste collection points

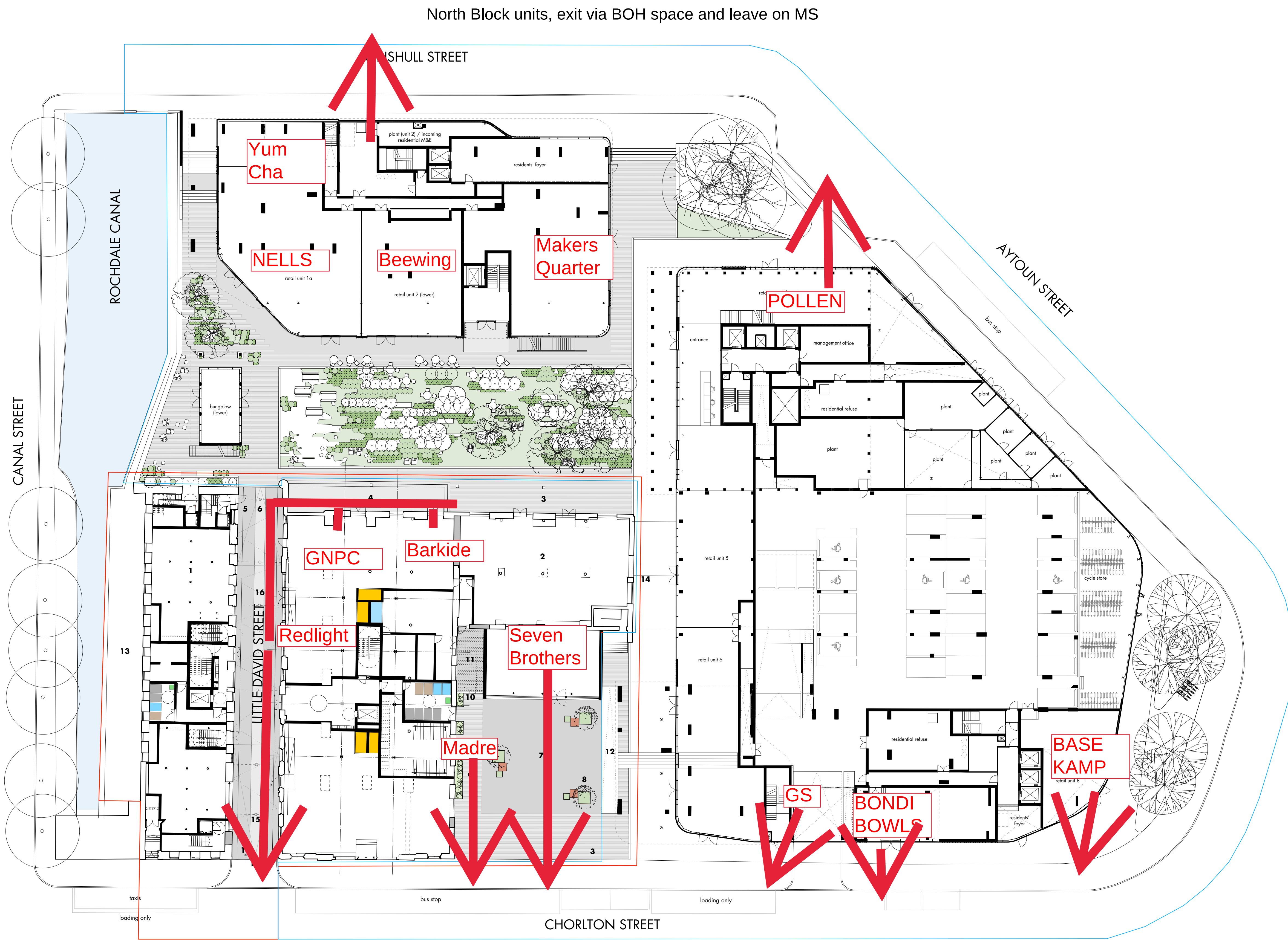
Bins will generally be presented for collection as follows:

- Minto & Turner – street loading bay on Chorlton Street
- Minshall House – street loading bay on Chorlton Street

NATIVE

RESIDENTIAL

Bins will not be left for prolonged periods on the highway. To assist with safe movements and to minimise noise, 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.



- 1 minto + turner
- 2 minshull house
- 3 light grey concrete paving flags to match adjacent scheme planning permission ref 112034/FO/2016/C2
- 4 light grey paving in 800 x 400mm modules or similar to sunken area for unit G4 - access via matching paved steps from hidden garden planning permission ref 112034/FO/2016/C2
- 5 existing cobbles relaid
- 6 central zone in light grey paving 800 x 400mm modules for refuse transportation
- 7 contrasting dark grey paving 800 x 400mm modules or similar to demarcate external seating area linked to unit G5
- 8 3no new mature trees in steel planters
- 9 low shrub planting
- 10 new timber clad door to create secure line for services access
- 11 zone marked out for condensers with black stained timber slats screening above
- 12 ramp in approved scheme planning permission ref 112034/FO/2016/C2
- 13 repairs made to tow path as required
- 14 paving to perimeter of the building to match adjacent planning permission ref 112034/FO/2016/C2
- 15 new light fitting hanging from cables - ref to D&A statement
- 16 new festoon lighting - ref to D&A statement
- 17 new stainless steel bollards
- 18 existing drop kerb maintained for controlled vehicular access

notes

— application site boundary

— kampus planning permission boundary (ref 112034/FO/2016/C2)