

Waste Management Strategy - Kampus

Executive Summary

This document is submitted with reference to Planning Condition 29 of application number 112034/FO/2016/C2 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 new build buildings, referenced as follows:

Building	Unit	Occupier
North Block / C	1a & 2a	Nell's
	2b	Beeswing
	1b	Yum Cha
	3a.2	Maker's Quarter
	3a.1	Maker's Quarter
	3b	Maker's Quarter
South Block / F	5 & 6	Kampus General Store
	7	Bondi Bowls
	8	Basekamp
The Stack / E	4a	Pollen

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.

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 29 above and therefore covers the approach that Native Residential will take to managing the refuse and recycling collection.

Commercial Waste General Summary

There are 16 commercial units in total at Kampus, on the ground and first floors of the development which are let to a mix of operators including retail, food and beverage. This discharge application relates specifically to the units in the new build 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 also 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
Basekamp	0	Place bags outside for collection	Daily	Daily
Yum Cha	4	3 General Waste, 1 Glass	Daily	Daily
Beeswing	4	2 General Waste, 1 Glass, 1 Cardboard	Weekly	Sundays
Nell's	6	3 General Waste, 1 Food Waste, 1 Glass	Daily	Daily
General Store	2	1 General Waste, 2 Food Waste	Twice a week	Mondays (both), Thursdays (general waste)
Pollen	4	1 General Waste, 1 Mixed Recycling, 1 Food Waste, 1 Glass	Three times a week	Thursdays (all), Saturdays (general waste and recycling), Sundays (all)
Bondi Bowls	3	1 Food waste, 1 Cardboard, 1	Five times a week	Weekdays

NATIVE

RESIDENTIAL

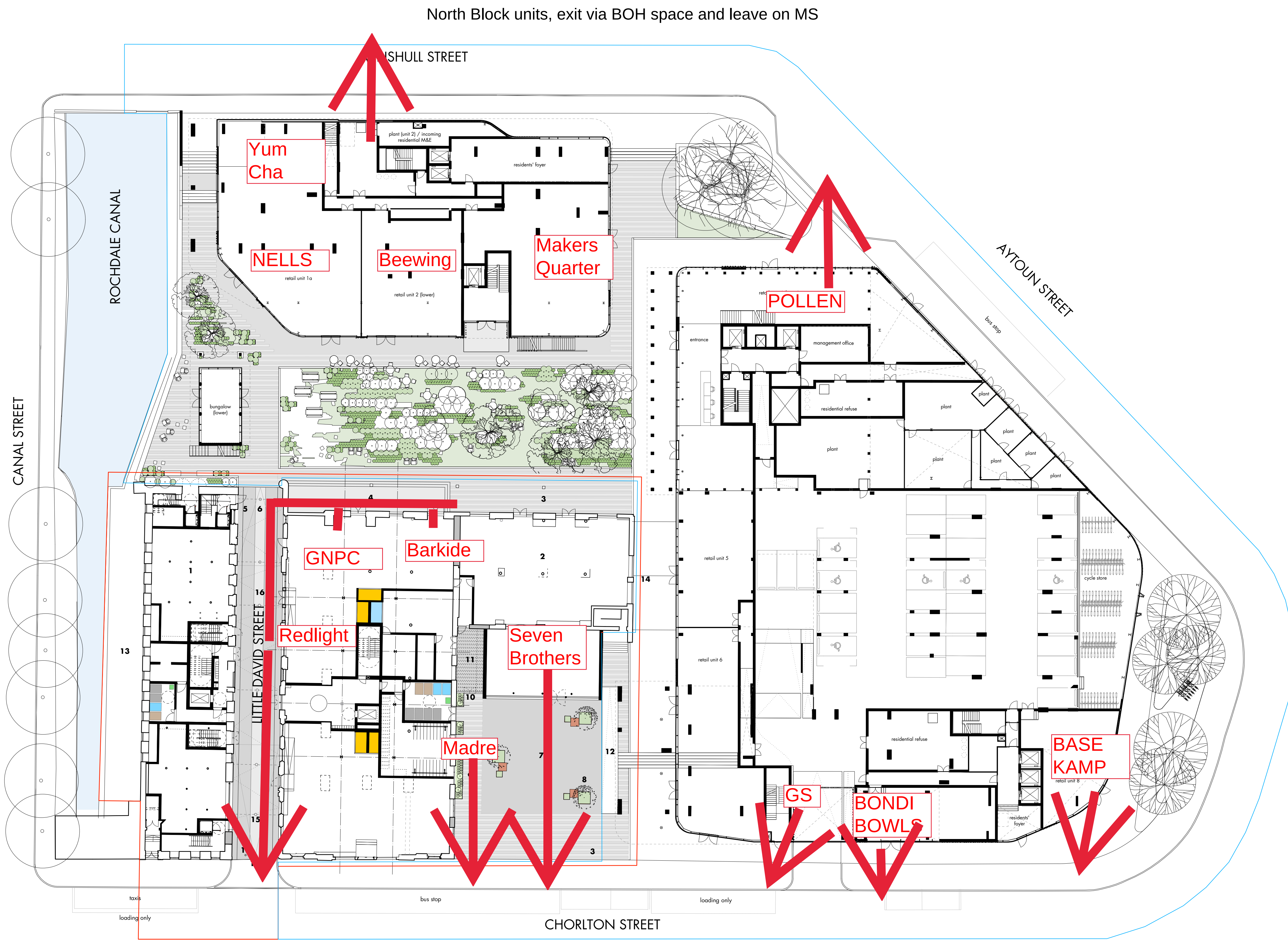
		Mixed recycling		
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Waste collection points

Bins will generally be presented for collection as follows:

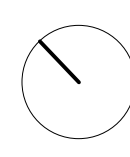
- Block C – street loading bay on Minshull Street
- Block E – street loading bay on Aytoun Street
- Block F – street loading bay on Chorlton Street

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.



North Block units, exit via BOH space and leave on MS

General Stores, bring out via car park entrance/exit



- 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)

a • planning issue	20 01 17 • ch • hlm
• first issue	14 12 16 • ch • hlm
rev • description	issued • drawn • checked

shedkm	+44 (0)151 709 8211 +44 (0)207 253 8881
project	kampus • listed buildings
client	ASDL
drawing number	AW SKM (00) 002 a
scale	1:250 @ a1
status	work stage 03

proposed site layout • gd floor masterplan

do not scale from this drawing • all dimensions are to be set out and checked on site prior to starting construction • any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be brought to the attention of the project architect immediately