

**Consultation Response from
KC Waste Strategy**
PA no. & address: 2019/92983 Ramsden House, Ramsden Street, Huddersfield, HD1 2TW

Proposal: Change of use and alterations to offices (class B1) to form 45 studio apartments for students (class C3) and change of use of ground and first floor units to gym (class D2), flexible A1/A3/A5 use and ancillary student facilities along with associated external alterations and installation of roof top plant

Date Responded:
09/12/19

Responding Officer:
Carol Oakden

Responding Ref:
WPS-19-012

NOTES/COMMENTS:

The proposed development currently falls short of the requirements of the Waste Collection Authority in that there is insufficient storage space for the recommended quantity of waste containers to serve the proposed student accommodation. Furthermore, clarification is sought on access arrangements for a Refuse Collection Vehicle and on the design of the storage areas.

In order to meet the operational requirements of the Waste Collection Authority, due consideration must be paid to the general advice in points 1 to 8 below, and specifically to the following:

- The development will result in refuse collection requirements of around 140ltrs per studio apartment for residual domestic waste, plus 140ltrs per studio apartment for recyclable waste. On the basis of 45 apartments, this creates a storage capacity requirement of 6300ltrs for **each** waste type. Therefore, 12 x 1100ltr containers would be required to service the building (or an equivalent number of smaller containers). Additionally, the refuse storage and collection requirements for the retail and commercial uses must be accounted for (the building currently has a total of 5 x 1100ltr containers).
- Drawing number (03)20 Rev A dated 12/06/18 shows the basement layout for the proposed development and this indicates a refuse storage area. Only 8 bins are shown on this plan. It is noted that there is space for a further 3 x 1100ltr bins in the first floor holding area but in total this falls short of the overall required capacity.
- It must be demonstrated that a Refuse Collection Vehicle (RCV) can access the basement, operate rear lifters and turn within the basement having accessed the building in a forward gear. It is not acceptable to either reverse in or out of the ramped access and as such the turning facility must be preserved, and demonstrated on a plan. Provision must also be made for refuse collection crews to access any security shutters to gain entry to the basement storage area.
- If it cannot be demonstrated that an RCV can access the building basement, then a suitable presentation point for bins must be identified and provision put in place for a private management company to move the bins out on collection day. The presentation point must be on a level surface, easily accessible from an adopted highway, must not require the bins to be wheeled more than 25m by collection staff to reach the rear of the RCV, and must be accessible by dropped kerb where any change in road level is encountered.

- Any internal storage area must be shown to meet the design requirements set out in Building Regulations 2010 part H6. It is not clear from the basement layout plan if the proposed storage area is a built room or is marked out on the floor.
- The authority will only collect the equivalent of 6 x 1100ltr bins on a once a week basis – alternating weeks between recyclable waste and residual domestic waste, from the student accommodation. If insufficient storage or presentation space is provided for these, the authority may agree to collect a smaller number of bins on a more regular basis but this will be chargeable.
- Refuse storage areas should be designed to segregate the recyclable waste in order to help prevent contamination. Persistent contamination of recyclable waste will result in non-collections and could lead to the removal of these bins with no refund given. It is therefore imperative that the building management company put measures in place to educate users as to the correct use of recycling facilities, and install signage as appropriate in both the first floor holding area and the basement.

If the application is approved, it is recommended that the following conditions, or similar, are applied:

“Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.”

“Before development commences, details of the management and maintenance of communal refuse storage areas by a designated private management company shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter”.

Reason: To meet the requirements set out in Local Plan Policy LP24 part d(vi).

General advice:

1. Meet requirements of Local Plan Policy LP24(part d.vi) and National Planning Policy for Waste (para 8) by – “incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste”
2. Due consideration to Local Plan Policy LP43 Waste Management Hierarchy “The council will encourage and support the minimisation of waste production, and support the re-use and recovery of waste materials including, for example, recycling, composting and Energy from Waste recovery”.
3. It is important that a functional facility for refuse collection is demonstrated in the layout design. The layout will need to show clearly where bin storage AND presentation points are, for each dwelling or group of dwellings. Bin presentation points should allow bins to be collected without obstructing the highway, pavements or driveways; avoid the need to drag bins up steep slopes (these should not exceed 1:12), kerbs or steps; and be sited in a location convenient for access without obstructions such as parked cars. Bin storage areas should be sited away from windows or ventilators, on level, solid surfaces.
4. Scheme design should conform to the Building for Life Quality Mark (part 12 – External Storage and Amenity Space).
5. Site layout should allow for the safe operation of 11.85m refuse collection vehicles, and the need for reversing of such vehicles should be minimised and where possible eliminated.
6. Phased developments must make provision for temporary waste collection in consultation with the Council's waste teams to ensure that new residents can be provided a collection service whilst construction work on the site is still being undertaken.
7. Layout plans should also indicate the location of proposed grit bins where possible.

8. Further advice and full guidance is contained in the Kirklees Highways Design Guide SPD at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx> and the Kirklees Waste Management Design Guide available from waste.planning@kirklees.gov.uk