

**Consultation Response from
KC Waste Strategy (Refuse & Cleansing)**
PA no. & address: 2020/91746 Land off, Kenmore Drive, Cleckheaton, BD19 3EJ

Proposal: Erection of extra care development providing 80 apartments with associated communal facilities and landscaped gardens

Date Responded:
15/07/2020

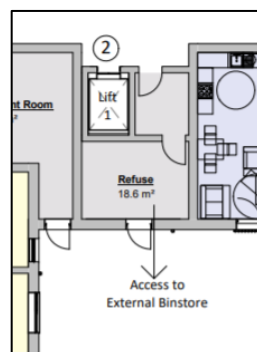
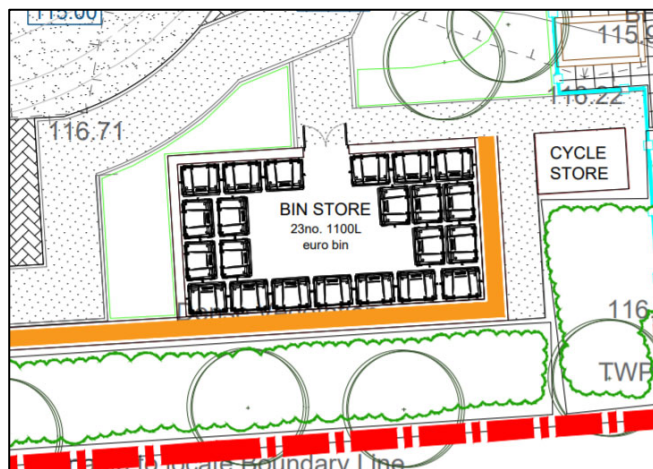
Responding Officer:
Carol Oakden

Responding Ref:
WPN-20-041

NOTES/COMMENTS:

The following comments are offered from the Waste Collection Authority to help meet operational requirements. Addressing the issues raised will enable the proposal to better meet the policy requirements of LP24 part d (vi), LP43 and the Kirklees Highway Design Guide SPD in respect of refuse collection:

- Pre-submission advice was provided to the applicant. This stated that 26 x 1100ltr euro bins would be required to serve the development (13 for general waste and 13 for recyclables). The submitted layout plan (drawing number 463/15(01)009/6) shows a compound labelled as having 23 bins and there are only 22 shown. The Design and Access Statement states (section 4.3, page 34) correctly quotes the amount of storage space required. If the requirement for 26 bins is set to include 3 stored internally then it must be made clear that it is the responsibility of the management team to bring these out on collection days, and sufficient internal space for these 3 bins must be shown on the ground floor plans. Clarification on this discrepancy is sought.
- Additionally, the compound does not allow easy access to all the bins – either for users/site management or for collection crews. Bins being blocked in this way often results in waste not being placed in containers but on the floor, and if bins cannot be easily manoeuvred, this slows down the collection process making it inefficient. More circulation space is required around the bins so that they can all be accessed and manoeuvred out of the compound.
- The external door access to the ground floor bin store room within the main building as discussed at pre-submission stage (and as referred to in section 4.3 of the submitted D&A Statement) is shown on drawing number



463/15(01)011/7 but not on drawing number 463/15(01)009/6. Where it is shown, it appears to conflict with the position of the external retaining wall and be of inadequate width. This door is vital to the easy manoeuvring of waste containers from the building to the external store via the upper patio, with no change in levels to negotiate to reach the external compound. Otherwise waste would have to be taken out through the building foyer. The door must be wide enough for the larger style bins to pass through. All drawings showing the ground floor arrangement should include this door.

- Access to the bin store compound for an 11.85m Refuse Collection Vehicle has been demonstrated and the looped design is welcomed as it negates the need for reversing manoeuvres. Highways Officers may have further comments to make on this.
- The design of the internal bin storage rooms includes ventilation and fire prevention/detection measures which is vital and must comply with BS 5906:2005: Waste Management in Buildings Code of Practice as referred to in Building regulations 2010, part H6. This will be checked by building control.

If the above issues are adequately addressed and shown on drawings submitted for approval, no conditions are recommended from a waste point of view.

Policy context:

1. 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. 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. Scheme design should conform to Building for a Healthy Life (2020); Building Regulations 2010 part H6; and British Standard 5906:2005: Waste Management in Buildings Code of Practice.
4. Further advice and full guidance is contained in the Kirklees Highway 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 with further context provided in the [National Design Guide, October 2019](#)