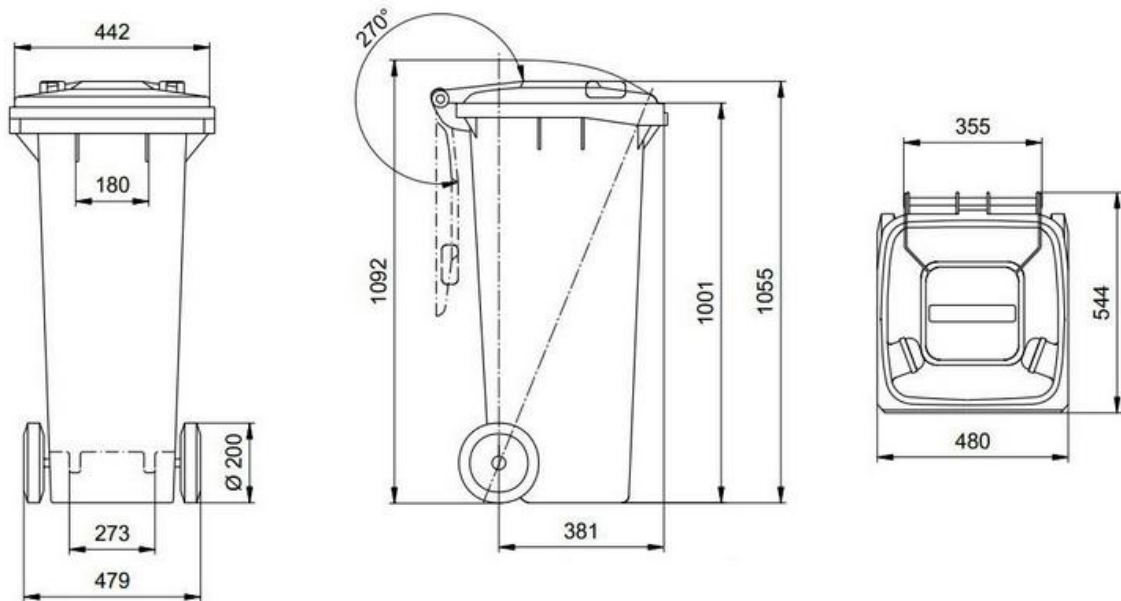


As part of residents council tax, Kirklees regularly collect the grey and green wheelie bins. On subscription, a brown wheelie bin can also be collected.

The smaller grey and green bins, placed side-by-side, would (as a minimum) take up 958mm.

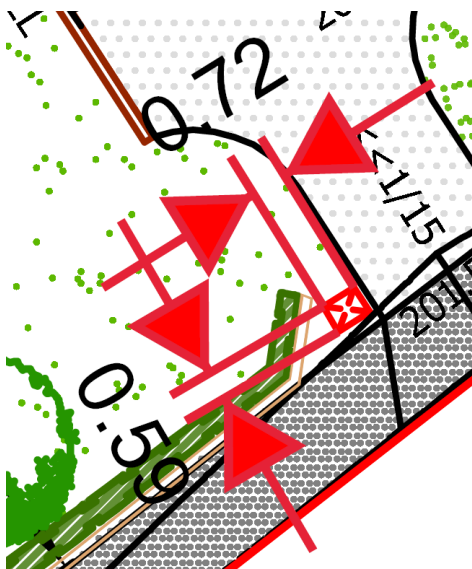
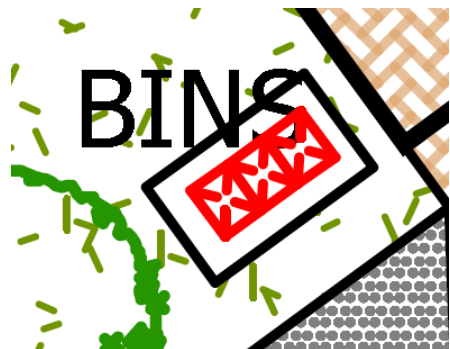


Bins are also advised to be placed inside (e.g. a wheelie bin store). This is to prevent them being used with criminal intent. Such a shed would add to the amount of space required, extending it beyond 958mm.

Looking at the applicant's plans, the symbol for bins can be seen where communal bins are proposed: *see right*.

This same symbol also appears at the entrance to the proposed drives.

The individual size allowance, based on the plan, for these bins, measures 720mm x 590mm: *see below*.



As such, there is only enough room for a single wheelie bin. And remember, the dimensions above are for a SMALL wheelie bin, not a NORMAL sized bin.

Yet, the houses where these bins are proposed are four and five bedrooms. As such, small wheelie bins seem totally inadequate. Not forgetting, Kirklees expect developers to accommodate 2 x 240L wheelie bins.

Kirklees' Waste Management Design Guide for New Developments specifies "The sizes and space requirements for each external container type".

This planning application is therefore failing to satisfy basic essential requirements.

Details for just one 240 litre wheelie bin are shown below, which is a direct extract from the aforementioned guide.

Container	Dimensions
 240 litre Wheeled bin	Width: 740 mm Depth: 580 mm Height: 1100 mm Floor Space Required: 940 mm x 780 mm

Below shows 11 proposed dwellings. The bin provision, as seen on the plan, would allow for 5 small wheelie bins. That would provide a mere 29% of the total provision expected by Kirklees.



This is not a new issue. It has been highlighted following the applicant's previous submissions, against this same application.

But, not only are Kirklees' requirements still being ignored, the developer is essentially proposing the first sight new residents (and their visitors) will be welcomed with, arriving home, would be wheelie bin(s). For some reason, plot 42 has provision for two small wheelie bins, whereas most others get one.

Existing residents would also be greeted by this sight, every time they look/step out.

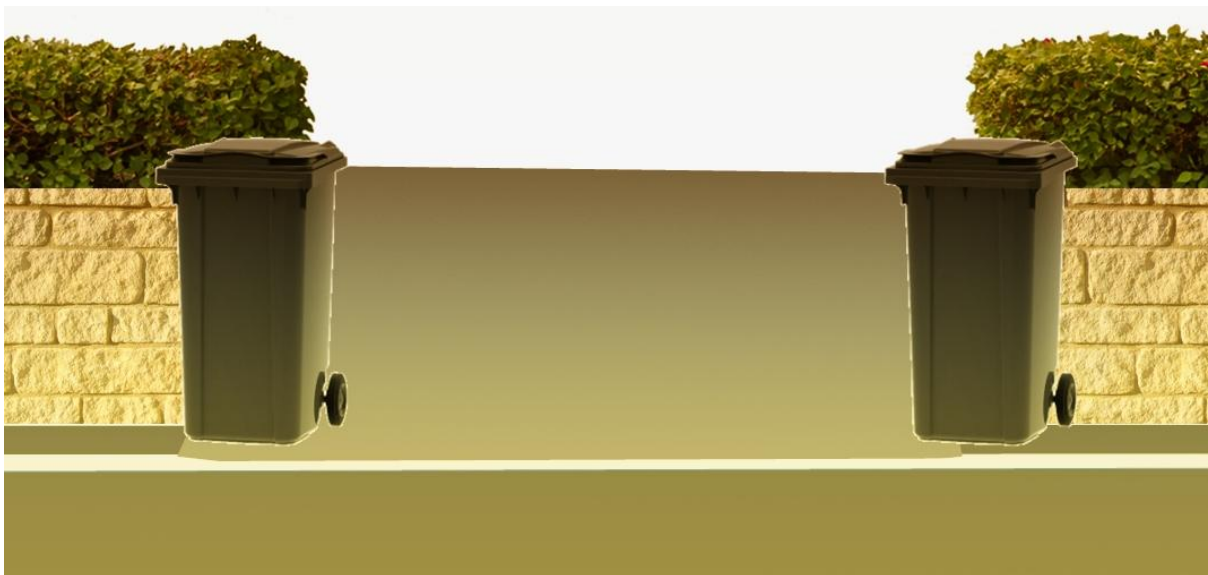
Is this really good design? Is this even really what people paying £600-800K expect to see?

Kirklees Policy PLP 24 states, designs should, "[incorporate] adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive".

Placing bins at the entrance to driveways, in an area completely unsuitable for doing so, is evidently the opposite of being 'visually unobtrusive'.

West Yorkshire Police have already made clear that, "Refuse bins must be placed behind a locked gate within the rear garden", which the applicant is also ignoring.

As such, the application fails, at a basic level, to satisfy Kirklees' and the Police requirements.



To my mind, this typifies the whole application; poor design, ill conceived and completely unsuitable.