

<b>Consultation Response from KC Waste Strategy (Refuse &amp; Cleansing)</b>		
<b>PA no. &amp; address:</b> 2020/94203 Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW		
<b>Proposal:</b> Outline application for demolition of dwelling and associated outbuildings and the erection of 30 dwellings		
<b>Date Responded:</b> 05/01/2021	<b>Responding Officer:</b> Carol Oakden	<b>Responding Ref:</b> WPN-20-062

**NOTES/COMMENTS:**

The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority.

This outline application seeks approval of access and layout with other matters reserved. The proposed site layout plan (drawing number RCLR-MWA-XX-XX-DR-A-0004-P1) shows storage for 3 standard sized wheeled bins to the rear of each plot which accords with our current requirements. This storage is accessible via rear gates for all plots including mid-terraced properties which is key to the efficient functioning of these waste storage locations.

However, to meet the operational requirements of the Authority the following issues need to be addressed. Solving these will help create an environment that functions safely and efficiently for waste management; and reduce the negative impacts of bin blight on the neighbourhood. This will also 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. Ultimately this will be to the benefit both residents and the Authority for the life of the development.

- No bin presentation points are shown on the plan – it is important to demonstrate that bins will not cause an obstruction on collection day. Shared private drives are particularly vulnerable to bin blight in this regard, with grouped bins presented for collection blocking driveways and the highway.
- The Authority will not take a Refuse Collection Vehicle into shared private drives/unadopted roads and therefore a communal presentation point is vital for plots 18 to 21, and for The Gables, and these should be a hard surface that is big enough for the number of bins to be presented and be located to be accessible to an RCV. The Gables will need to be serviced directly from Leeds Road and a suitably located presentation point for these properties must not require the vehicle to be reversed into the private road. These communal presentation points can be a shared/multi-use surface but should not be within the curtilage of any dwelling.
- The transport statement shows swept path analysis for an RCV but this appears to show an 11.2m vehicle, not the required 11.85m vehicle as specified in the Kirklees Highway Design Guide SPD.
- Parked cars are a perpetual problem for RCV access and any likely places for this to occur should be accounted for on the swept path analysis.
- Gradients on the site may present difficulties with easy access routes between bin storage and presentation points. The boundary treatment sketch plan in the

submitted Design and Access Statement, suggests a 1.8m retaining wall to the south of plot 22, but this also shows gated access through this boundary, which is key to the rear bin storage for the plot. If the gradients of the site result in this arrangement being compromised, front storage for this plot will be required – this will need to be properly screened and located away from the doors/windows of the property. The same point applies to plots 2 and 8 off The Gables, and possibly plot 21. Bin storage for all affected plots will need careful consideration in the context of gradients if this introduces retaining walls, stepped access or slopes in excess of 1:12 for moving bins.

**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. Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
4. 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.
5. Further advice and full guidance is contained in the [Kirklees Waste Management Design Guide 2020](#) (found at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>) and the [Kirklees Highway Design Guide SPD](#) found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>