

Consultation Response from KC Waste Strategy (Refuse & Cleansing)		
PA no. & address: 2021/91914 rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN		
Proposal: Demolition of one dwelling, erection of 45 dwellings with access and associated infrastructure		
Date Responded: 04/06/2021	Responding Officer: Carol Oakden	Responding Ref: WPN-21-010

NOTES/COMMENTS:

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

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.

Waste storage and presentation:

- Layout drawing P002-RevC shows each plot with space to the rear for the storage of 3 x standard wheeled bins, with private gated access, which is in accordance with our guidelines. Plots 21 and 22 are mid-terraced and have convoluted rear access which will discourage the storage of bins to the rear. This is exacerbated by the use of 1800mm solid timber fencing along the ginnel access routes, making these somewhat unfriendly to use. Suitable bin enclosures to the front of these plots would be preferred. These need to be secure to help prevent unauthorised use/theft/damage to bins and be designed to help screen the impact of bins in the street scene whilst being accessible for residents to use.
- Plots 36-38 are on a private shared drive and require a communal bin presentation point located close to the adopted highway. This must be a level, hard-surfaced space big enough for at least 3 bins and located so that bins waiting to be collected do not cause obstruction.

Refuse Collection Vehicle (RCV) access:

- Suitable site access and manoeuvrability space for an RCV is vital to the Council's ability to discharge its obligation to collect waste from domestic properties. This obligation will exist in perpetuity on any residential development and as such will be a critical consideration in the layout of the site if approval is granted. A swept path drawing is provided as part of the transport assessment, but this uses an incorrect vehicle specification (refer to the Kirklees Highway Design Guide SPD for full details of the required dimensions).
- Parked cars are a perpetual problem for RCV access and as such it is important to account for potential parking spaces, even where these are undefined, in the swept path analysis – this has not been done. There are no visitor parking spaces allocated on the layout which will exacerbate the instance of on-street parking,

potentially blocking access for RCVs and other large vehicles. Parking in the turning head could become a particular problem and measures to prevent this should be explored. If this turning head is blocked, a long reverse manoeuvre will be necessary to enable waste collection to take place and this is contrary to our access requirements. This would also impact on the access for Yorkshire Water tankers visiting the pumping station.

If properties are to be occupied before the site construction is complete, provision must be made for temporary waste collection in consultation with the Council's waste teams to ensure that new residents can receive a collection service whilst construction work on the site is still live. RCVs will not enter a construction site. Therefore, the following condition is recommended to cover this:

“Where implementation of the development hereby approved is to be phased, and/or any of the dwellings hereby approved are to become occupied prior to the completion of the development, details of temporary arrangements for the storage and collection of wastes from those residential units, and details of temporary arrangements for the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of those residential units. The temporary arrangements so approved shall be implemented prior to first occupation of those residential units, and shall be so retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.”

Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

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](https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx) (found at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>) and the [Kirklees Highway Design Guide SPD](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>