

Consultation Response from KC Waste Strategy

2021/92594 Almond Croft, Nibshaw Lane, Gomersal, Cleckheaton, BD19 4PN

Erection of 10 apartments

Date Responded: 04/05/22

Responding Officer: Mike Hibbert

Responding Ref: WPN 21-028

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.

- The application is for 10 additional apartments to the existing site. Comments to the original application for 12 units was detailed in Waste Strategy Consultation response WPN 21-016. The new proposals do not include any additional information in relation to waste management. On this basis the original consultation comments (copied below) still need to be addressed.
- This will increase the storage requirement for 1100ltr bins by 4 (2 for general waste and 2 for recyclables). No provision is made for this on the submitted plans.
- The existing apartments (36 no. in total) have a bin storage facility close to Nibshaw Lane which is accessible for collection crews but will be too far from the new block to be accessible for residents. An additional storage facility is therefore required – preferably directly accessible from Nibshaw lane to negate the need for a refuse collection vehicle to enter and negotiate the car park.
- It should be noted that the existing bin storage facility is too close to the residential building and presents a fire risk. There are windows to the end elevation against which this store is located, and it is within the maximum recommended safe distance of 6m from the building. Storage for the new block should address the fire risk issues presented by large quantities of waste – it should be either 6m away from buildings or be constructed of suitable material to contain and prevent the spread of fire.

Waste 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>