

**Consultation Response from KC Waste Strategy( Refuse & Recycling)**
**2021/94280 land at, Lady Ann Road, Soothill, Batley, WF17 0PY**
**Erection of 65 dwellings with associated works**
**Date Responded: 11/1/2023**
**Responding Officer: Mike Hibbert**
**Responding Ref: WPN22-73**
**NOTES/COMMENTS:**

The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority. They are intended to help create an environment that functions safely and efficiently for waste management; and reduce the negative impacts of bin blight on the neighbourhood. Addressing these 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:**

The site plan Dwg 10703-SELF-P-ZZ-A-M3-01 Rev B Dated 12/12/22 is annotated with light blue rectangles to indicate the location of bin storage for the plots on site. Additional information on waste collection and storage is detailed in Section 7.7 Refuse on page 53 of the Residential Development, Design and Access Statement, Lady Ann Road, Batley, dated 21.12.22. This states *“The small sections of private road in front of plots 1-4 and 64-65, allow a refuse vehicle to reverse up to the start of them. Bin stores for plots 1-2 and 64-65 will be located close by. The majority of the houses are provided with a timber bin store located at the back of the parking space and to the side of the house. The bin store is to be 1600 x 700mm, to accommodate 3Nr 80L bins. House types B4T2 and B5T2 have bin stores integrated into their recessed porches, with timber panels and doors. The terraced houses B3T1 have their timber bin stores located to the boundary side of the entrance path in the front garden.”*

Section 7.7 Refuse on page 53 of the Residential Development, Design and Access Statement, Lady Ann Road, Batley, dated 21.12.22 includes a plan which is annotated with red blocks showing the location of bin storage and Bin Collection Points (BCP's) for each plot.

It is welcomed that the current proposals have incorporated issues raised in consultation WPN20-052 and WPN 22-29 that related to previous proposals.

- The applicant states the Bin Store for each property will be 1600mm x 700mm for **3x80ltrs** bins. As Kirklees Council use 240ltrs wheeliebins for waste collection both the bin store and footprint for storage will be too small.
- In view of the Kirklees Council waste strategy and forth coming changes to waste collection services it would be appropriate to have a storage area that can accommodate 3 x 240ltrs bins. (1x240ltr Residual, 1x240ltr Recycling and as the property has a garden, the space to accommodate a third bin for garden waste). Additional details are requested relating to the size, design, screening materials and construction of bin stores showing compliance with guidance in the design guide.

- Bin storage to the rear of properties is preferable but must be easily accessible for residents and not be reached via convoluted pathways routed across the back of multiple other properties as this discourages residents from returning bins to the rear, resulting in bin blight in the Streetscene. Access gates must be wide enough for bins to pass through.
- Plan 10703-SELF-P-XX-DR-A-002 dated October 2021 showed a Bin Collection Point (BCP) at the start of the private drive to Plots 1&2. This location appears to have been omitted from the latest plan. The drag out distance from the Plot 1 to this BCP would at approximately 35m is more than the 25m limit in guidance but with Plot 2 being 20m overall the proposal for the BCP at the border of the adopted highway/ private drive is acceptable. BCP's must be large enough for the number of bins to be collected and be on level, hard surfaces such that grouped bins do not cause obstruction to the highway, drives or pedestrian movement on collection day, and so they are accessible for collection.
- Plots 64&65 are located on a private driveway. The proposal for a BCP to service these properties located at the border of the adopted highway/ private drive is acceptable with an indicative drag out distance of 21m.
- The proposed layout of plots 57-63 is a row of terraced properties. On this basis bin storage, avoiding keeping bins under windows/close to doors, will need to be provided at the front of properties. Any such storage would be set within the Streetscene and therefore should be screened and secured to prevent bin blight, the spread of waste into the street, unauthorised use and theft/damage to bins. The potential for having bin storage at the rear of plots 57 and 63 should be explored.
- The property designs 4 Bed Type 2 House Page 37 integrated bin store (Plot numbers 19&20, 23&24, 64&65) and 5 Bed Type 2 House Page 41 integrated bin store (Plot numbers 35 & 36) and plan B5 T2 Housetype - Plans, Section and Elevations PLANNING -P-ZZ-A-M3-028 dated 15/11/22 show the properties with screened bin stores adjacent to the front doors of the properties. Waste storage presents a potential fire risk. Areas containing household waste within new buildings is acceptable providing the guidance within Approved Document B is considered. Volume 1 Dwellings does contain information on how to create the bin store and ensure its compliance, allowing sign off from building control. See [Fire safety: Approved Document B - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/fire-safety-approved-document-b)

#### Refuse chutes and storage

3.55 Refuse storage chambers, refuse chutes and refuse hoppers should be sited and constructed in accordance with BS 5906.

3.56 Refuse chutes and rooms for storing refuse should meet both of the following conditions.

- a. Be separated from other parts of the building by fire resisting construction (minimum REI 30 in buildings with a top storey up to 5m above ground level; otherwise REI 60).

b. Not be situated within a protected stairway or protected lobby.

3.57 The approach to rooms containing refuse chutes or for storing refuse should comply with one of the following conditions.

- a. Be directly from the open air.
- b. Be through a protected lobby with a minimum of 0.2m<sup>2</sup> of permanent ventilation.

3.58 Access openings to refuse storage chambers should not be sited in the following areas.

- a. Next to escape routes or final exits.
  - b. Near the windows of flats
- For additional details on internal bin storage and fire risk refer to BS 5906:2005 Waste Management in Buildings; Building Regs 2010 Part H6, CFPA-E Guideline No 7:2022 F, BS476-22:1987: Fire tests on building materials and structures; and BS EN 1634-1:2008: Fire resistance and smoke control tests for door, shutter and open-able window assemblies and elements of building hardware) for internal compounds.

#### **Refuse Collection Vehicle access:**

With regards to turning circles and sweep analysis colleagues in Highway Development will be able to provide more informed comments but the following observations should be addressed: -

- Suitable site access and manoeuvrability space for a Refuse Collection Vehicle (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.
- It is welcomed that Section 7.7 Refuse on page 53 of the Residential Development, Design and Access Statement, Lady Ann Road, Batley, dated 21.12.22 states "The tracking plans show how a refuse vehicle can turn and access the site for rubbish collections. The applicant shows the details on plan reference VEHICLE TRACKING & VISIBILITY - REFUSE VEHICLE DRAWING 1247-101A dated 12.12.2022
- It is vital that active measures are implemented to prevent parking in the turning head between Plots 38 and 39 at the Northern end of the estate road or preferably the driveways to one or more of the adjacent plots are accessed directly off the turning head. The turning head is not visible when an RCV enters the estate. **If the turning head is blocked by parked vehicles this will necessitate reversing the RCV the length of the estate. This is unacceptable as it is potentially hazardous for both residents and waste collection crews.**

If the application is approved, it is recommended that the following condition is applied:

- **"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”

Full detailed guidance on waste management requirements can be found in in the **Kirklees Waste Management Design Guide 2020** (available on the Planning advice notes page at: <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>)

Waste policy context:

- 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”
- 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”.
- Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
- 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.
- Further advice on Highway matters is contained in the [Kirklees Highway Design Guide SPD](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) which can be found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>