Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	**KC Waste Strategy(Refuse & Recycling)**

Application No.	**2021/94719**
Proposed Development:	**Reserved Matters application pursuant to outline permission 2018/91838 for erection of residential development**
Location:	**Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT**
OS Map Reference	**SE 411952.585 418916.4438**
Applicant/Agent:	**HNA Architects Ltd**
Class:	**Small Major Developments**

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by 01-Mar-2022.

If you would like to contact the Case Officer: RichardA Gilbert for any reason then please do so on: Tel. 01484 221000 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below: http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/94719 *

***If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk**

If I do not receive your response by 01-Mar-2022 then the application may be decided without the benefit of your views.

Dated: 08-Feb-2022

Mathias Franklin
Head of Planning and Development

Consultation Response from KC Waste Strategy(Refuse & Recycling)

2021/94719 Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT

Reserved Matters application pursuant to outline permission 2018/91838 for erection of residential development

Date Responded: 02/03/2022
Responding Officer: Mike Hibbert
Responding Ref: WPS-21-41

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:

The applicant has submitted site layout plan ref 1354/P/001 Rev: H dated 26/10/21 but this does not show any waste storage or collection information. These comments are therefore broad, and any further proposals should be developed in line with the Authority's published guidelines (see below).

- The plan shows 10 Semi-detached properties (Plots 1–10) and 12 detached properties (plots 11-22) with each dwelling having a private rear garden.

- Space will be required for 3 x 240ltr bins at each property, 1x240ltr Residual, 1x240ltr Recycling and as the properties have gardens the space to accommodate a third bin for garden waste. As the proposed dwellings have private gardens, opportunities to encourage composting should be sought to better meet the council's 'clean and green' objectives for waste reduction.

- Plots 1-11 are Split level plots. On this basis bin storage avoiding the need to keep bins under windows/close to doors will need to be provided at the front of properties to negate the need to take bins up/down steps to reach rear gardens. 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.

- For Plots 12-22 bin storage should be in rear gardens with gated access that should be shown to be secure and the route between the rear gardens and the front access road must not require residents to pull bins up/down gradients of more than 1:12.

- There is no indication of space for the presentation of bins on collection day. It is important to ensure that bins do not cause obstruction to pedestrians or other highways users when presented for collection, particularly where space requires these to be left in clusters. Bin presentation space should be identified for each plot, on a hard surface and where a refuse collection vehicle (RCV) can be easily reached.

Refuse Collection Vehicle access:

The Authority defers to Highways colleagues for technical analysis of the road layout and swept paths in respect of RCV access, but offers the following observations in this regard

- Suitable site access and manoeuvrability space for a Refuse Collection Vehicle 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. The turning head for the properties across the bridge to the South of the site requires confirmation that turning heads are of appropriate size.

- There is no visitor parking shown on the layout plan. 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 e.g., in front of Plot 22, when assessing the swept path analysis for an RCV.

- The Authority will not generally take an RCV into roads that are not built to adoptable standards.

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.

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 (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