Consultation Response from KC Waste Strategy(Refuse & Recycling)

2022/90397 Newsome Bowling Green, St John's Avenue, Newsome, Huddersfield, HD4 6JP

Erection of 10 dwellings and associated works

Date Responded: 16/5/22
Responding Officer: Mike Hibbert
Responding Ref: WPS 22 020

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 planning application 2020/90535 for this site was granted permission on 27th September 2021. The application included a proposed block plan (08) 003 Rev D that showed the location of bin stores and presentation points for individual properties in addition to the relocation of the bin store for the apartment development in the former Working Men's Club. The current application alters the building types, location, and road layout within the site.

- Site plan and layout ref 2749 (100) 01 dated Jan 22 does not include any details of wheeliebin storage or presentation points other than the relocation of the bin store for the apartments. The proposed relocation of this store is unacceptable being directly adjacent to the windows of flat 2 hence creating a potential fire risk and amenity impact due to odour or flies. There may be scope, rather than having individual wheeliebins for each apartment, to provide a communal waste storage area with larger capacity wheeliebins. The communal storage compound should meet the design criteria as documented in the Waste management design guide and be located 6 metres from buildings.

- Layout drawings for this development site will need to show bin storage and presentation points for all dwellings to demonstrate sufficient space and efficient collection arrangements – these must not cause obstruction to the highway, driveways or be blocked in by cars.

- 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.

- 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.

- The proposed layout of plots 2- 6 and plot 9 currently prevents bin storage to the rear of the properties without excessive drag out distances to the highway. 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. 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 layout plan should also show the location of bin collection points (BCP). These 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.

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 layout plan shows a gate on the access to the site. This will need to be located far enough into the site so that an RCV does not extend into St Johns Avenue if the gates are closed. The gates would require a keypad to enable access via the RCV crew.

- The proposed site layout includes a turning head that is not visible before entering the site. This could necessitate the reversing of a refuse collection vehicle. Reversing manoeuvres are hazardous for both residents and waste collection crews and must be minimised.

- The turning head within the road layout between plots 6 and 8 must be demonstrably sufficient for an 11.33m refuse collection vehicle and opportunities for parking in the turning area must be designed out. The Swept path analysis must show the manoeuvrability of this vehicle throughout the site, demonstrating the safe passing of other vehicles likely to be using the road – either parked or moving.

- The Authority will not generally take an RCV into roads that are not built to adoptable standards. Confirmation is sought that the access road and turning head will be an adopted highway.

- Consideration must be given to the process of waste collection for properties that are occupied before the whole site is complete. Temporary measures may be required to allow waste to be stored/presented at an accessible location adjacent to the nearest adopted highway. The Authority will not enter construction sites for the purpose of domestic waste collection. A pre-occupation condition will be required to address this.

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:

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 on Highway matters is contained in the Kirklees Highway Design Guide SPD which can be found at https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx