

Consultation Response from KC Waste Strategy(Refuse & Recycling)
2022/90852 41, Ashbrow Road, Fartown, Huddersfield, HD2 1DX
Application for Erection of mixed-use development of retreat building and 5no. dwelling houses with integral garages
Date Responded: 19/7/22
Responding Officer: Mike Hibbert
Responding Ref: WPS 22 37
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:

- This application is for the erection of a single detached mixed use 10-bedroom residential retreat adjacent to an existing building and, within the curtilage of the site, also five 2-bedroom dwellings, one being semi-detached and the other a detached terrace of three dwellings. The access to the Retreat will be utilising the present driveway that leads from Ashbrow Road. A new access will be created off Ashbrow Road for the new dwellings.
- The proposed site layout plan ref 21-1151/AL (01) Rev D dated October 2021 shows separate waste storage provision for the two sectors of the site. The existing Retreat is currently serviced by Kirklees Council Trade waste services with a weekly 1100 ltrs wheeliebin. A 10-bedroom development would require storage capacity for approximately 1800ltrs (180x10) for both residual and recycling containers. The bin store identified on the plan therefore must be sufficient to accommodate waste from both buildings e.g., 6X1100ltrs wheelibins. The bin store on the plan is approximately 2.1x 2.5m. Guidance indicated the floor space for 1100ltr wheelibins is 1575mmx1190mm with space to manoeuvre the bins within the store so the bin store dimensions should be increased to approximately 4.3mx3.2m depending on configuration within the store.
- It is noted that the location of the proposed bin storage facility is not acceptable as it is too close (at 2.4m approximately) to the existing residential building and presents a fire risk. Storage should address the fire risk issues presented by large quantities of waste – it must be either 6m away from the building or be constructed of suitable material to contain and prevent the spread of fire. See BS5906:2005, Building Regs 2010 Part H6 and CFPA-E Guideline No 7:2022 F.

- Details are required of the construction and screening of the bin store. Appropriate standards are detailed in the Kirklees Waste Management Design Guide 2020. Bin store surfaces should be durable and waterproof enough to withstand heavy duty cleaning such as power washing.
- The identification on the site plan of a Bin Collection Point (BCP) adjacent to Ashbrow Road is welcomed. It may be appropriate to relocate the existing bin store to the location of the BCP. This location is within the guidance carry distance of 30m for communal bin stores for both the existing and new retreat buildings. To facilitate loading of full wheeliebins the surface between the bin store/ BCP and highway should be smooth hard surface without kerbs
- In relation to the housing development, the site plan indicates storage locations for two wheeliebins for each dwelling. In view of the Kirklees Council waste strategy and forthcoming changes to waste collection services it would be appropriate to have storage areas that can accommodate 3 x 240 ltrs bins. (1x240ltr Residual, 1x240ltr Recycling and as the properties have gardens, the space to accommodate a third bin for garden waste.
- The site lay out plan shows access to the houses by a private road / driveway. RCV's will not routinely enter private roads.
- On collection day the residents would need to transfer wheeliebins to the Bin Collection Point (BCP) shown on the plan, close to the adopted highway and not left on the footway.
- The Authority prefers storage of bins at the rear of properties. However, the development is screened from Ashbrow Road, other than for Plot 2 bins are behind gated access and the topography of the site means that there are steps to the rear gardens that prevents movement of bins. The wheeliebin storage areas are currently shown as 1.5mx1.1m that is acceptable for 2 bins but should be increased to 2500 mmx 790 mm to accommodate three bins and be constructed in compliance with the details specified in the design guide. The route between the bin stores and the BCP adjacent to the entrance onto Ashbrow Road complies with guidance for gradients less than 1:12. The drag distance from the bin store of Plot 1 to the BCP at approximately 35m that exceeds the 25m limit stated in guidance, but this arrangement may be preferable to location of a bin store in the front garden of the dwelling.
- The BCP for wheeliebins located close to adopted highway is slightly too small to accommodate 5 x240ltr wheelibins and should constructed to the specification detailed in the Kirklees Waste Management Design Guide 2020.

Refuse Collection Vehicle access:

- 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.
- Kirklees Council currently collect waste from the existing and domestic properties in the immediate vicinity of the development site.

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