Consultation Response from Mike Hibbert,
KC Waste Strategy(Refuse & Recycling)

2022/91552 33, Belle Vue Street, Healey, Batley, WF17 8DD

Discharge conditions 3 (materials), 5 (Phase I Desk Study Report), 14 (wastes) on previous permission 2021/92271 for erection of 2 semi-detached dwellings

Date Responded:29/06/22
Responding Officer: Mike Hibbert
Responding Ref: WPN 22-27

NOTES/COMMENTS:

The following comments are made in respect to the discharge of Condition 14 (Wastes) from the point of view of the Waste Collection Authority.

14. Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

The applicant has submitted a proposed site plan Ref Drawing Number 20-113-09 dated May 2021 that shows a bin storage area at the rear of each dwelling that is sufficiently large enough for 3 x 240ltr wheeliebins. The alleyway between the dwellings and the 1.8m high timber boundary fence is wide enough to for passage of a wheeliebin. The bins should be presented on the parking area on collection day not on the footway. The drag out distance from the bin storage area to the roadside curtilage of the property is approximately 18m that is within the distance specified in guidance. The installation of a drop kerb is welcomed.

Suitable site access and manoeuvrability space for a large 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, manoeuvrability must be demonstrated from the outset. The proposed dwellings are located on an existing collection round and therefore access should not be a significant issue if there is no on street parking in front of the properties.

These proposals meet with our requirements for waste storage and collection.