

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC Waste Strategy(Refuse & Recycling)
Application No.	2022/91966
Proposed Development:	Outline application for erection of residential development
Location:	adj, Sunny Mede, Woodhead Road, Holmfirth, HD9 2PX
OS Map Reference	
Applicant/Agent:	A+DP Architecture & Design Ltd
Class:	

Consultation Response from KC Waste Strategy(Refuse & Recycling)

2022/91966 adj, Sunny Mede, Woodhead Road, Holmfirth, HD9 2PX

Outline application for erection of residential development

Date Responded: 22/6/22

Responding Officer: Mike Hibbert

Responding Ref: WPS 22 28

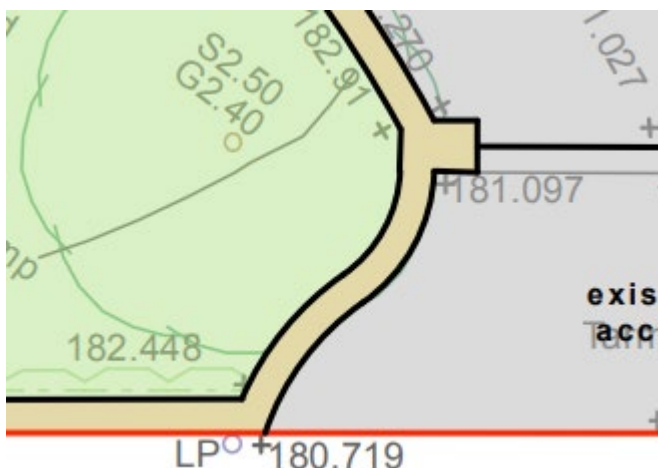
NOTES/COMMENTS:

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 outline application is for the erection of a single detached property in the garden of the existing property utilising the present driveway that leads to Woodhead Road.
- The proposed site layout plan ref 22010D-04-P01 dated 28/4/22 shows a bin storage area next to the garage entrance for two bins. In view of the Kirklees Council waste strategy and forth coming 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 property has a garden, the space to accommodate a third bin for garden waste.
- The Authority prefers storage of bins at the rear of properties However, the property is screened from Woodhead Road and the topography of the site means that there are steps to access the rear garden. On this basis the proposed location for the bin store shown on the plan is acceptable. The wheeliebin storage area must be of suitable dimensions to accommodate the bins and constructed in compliance with the details specified in the design guide. The route between the bin stores and Woodhead Road should not require residents to pull bins on gradients of more than 1:12.
- The site lay out plan shows access to the property by a private road / driveway. RCV's will not routinely enter private roads.
- On collection day the residents would need to transfer wheeliebins to a Bin Collection Point (BCP) close to the adopted highway and not left on the footway. The BCP should be shown on the site plan.

- The BCP for wheeliebins located close to adopted highway should be of appropriate dimensions and constructed to the specification detailed in the Kirklees Waste Management Design Guide 2020. The splay area of the existing drive would appear to be appropriate and avoids collection staff entering through the drive gates.



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.
- Waste storage and collection can require careful consideration and the identification of space within the site layout is critical. As such, the details of these arrangements must not be left to Planning conditions

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”.
- 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>