

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	Mike Hibbert, KC Waste Strategy(Refuse & Recycling)
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Application No.	2022/92406
Proposed Development:	Erection of 10 affordable dwellings, with access from Chapelgate and associated works, including resident play zone
Location:	Land Adj, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX
OS Map Reference	SE 415859.4861 407150.9163
Applicant/Agent:	D5 Planning
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 **29-Aug-2022**.

If you would like to contact the Case Officer: Nick Hirst for any reason then please do so on: Tel. 01484 221000 Ext. 74150.

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=2022/92406>

*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 **29-Aug-2022** then the application may be decided without the benefit of your views.

Dated: 08-Aug-2022

Mathias Franklin
Head of Planning and Development

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

2022/92406 Land Adj, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX

**Erection of 10 affordable dwellings, with access from Chapelgate and associated works,
including resident play zone**

Date Responded: 24/08/22

Responding Officer: Mike Hibbert

Responding Ref: WPS 22- 42

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:

A site waste management strategy has been developed and submitted as part of this application (drawing ref: 2112-GWP-01-01-DR-A-(PA)-0008_ Waste Management Strategy - P01) The applicant has also provided a Bin Store - Plan and Elevations ref drawing GWP-01-01-D-A-(PA)-0053

The Waste Collection Authority welcomes these proposals.

- The location of the communal bin store will provide access to all the residents.
- The construction specification should follow BS5906:2005, Building Regs 2010 Part H6 and CFPA-E Guideline No 7:2022 F.
- The measures to minimise visual impact of the store are excellent.
- The bin store entrance/ aperture at approximately 1800mm is big enough to enable the passage of wheeliebins. If the doors to the bin store are to have a keypad to secure access these details will be required by the collect staff.
- The internal dimensions of the bin store are shown as approximately 2669 mm by 4597mm. Current Wheeliebin sizes are for 660 ltrs 1360x770 (floor space 1560x970) and for 1100ltrs 1375x990 (floor space 1575x1190). On this the basis the internal store will accommodate 6 x 660ltrs bins as illustrated on the plan. The store will just long enough to accommodate 3x 100ltrs bins (4525mm) but could be extended slightly to make the facility future proof for use of 1100 bins or another combination of waste containers.

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 road layout on site appears to enable turning of an RCV. Active measures may be required to prevent vehicle parking within the turning head.

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.

Further advice and full guidance is contained in the [Kirklees Waste Management Design Guide 2020](https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx) (found at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>) and the [Kirklees Highway Design Guide SPD](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>

