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

2022/92724 30, Church Street, Dewsbury, WF13 1LB

Prior notification for the change of use of upper floors to 16 apartments

Date Responded: 7/09/2022
Responding Officer: Mike Hibbert
Responding Ref: WPN 22-47

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:

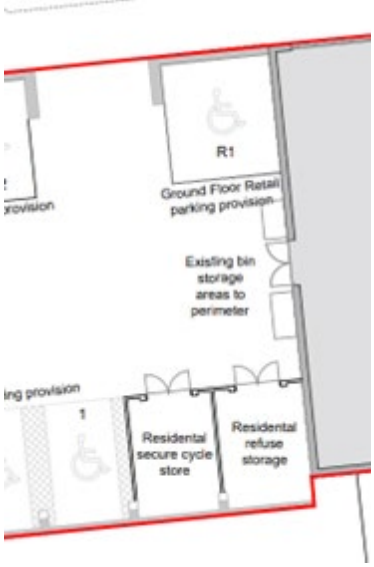
The proposal is for the conversion of the existing space above retail premises on the first floor and second floor of 30 Church Street comprising 16 one-bedroom studio apartments.

- Storage of wheeliebins on the pavement or roadway in Church Street would not be acceptable.

- The submitted proposed site plan ref DRAWING NUMBER / REVISION: 22/FGH001/006 dated 15th August 2022 shows a ground floor entrance lobby with staircase and providing access to the 16 apartments on the above floors and a bin store within the car park at the Western end of the building.

- For 16 apartments the recommended waste storage provision is 2880 ltrs (16X180 litres) for both residual and recycling bins. Separate 240 ltrs bins for individual apartments would not be practical. Appropriate waste storage provision would be 6 x 1100 ltrs wheeliebins. (3x Recycling and 3x residual).

- The walk distance from the front entrance of the block to proposed bin store is approximately 65m that is more than the 30m specified in guidance BS5906:2005. The WCA recognises that there is not an appropriate bin storage area nearer to the entrance and hence the proposal is acceptable. Ideally the apartments would have an entrance at the western end of the block that would provide access to the car park and therefore reduce the walk distance to the bin store.



- Guidance indicates the floor space for a 1100ltr wheelibins is 1575mmx1190mm with space to manoeuvre the bins within the store so the bin store dimensions would depend on configuration within the store. The dimension of the store as shown is approximately 4.6m x 3.5m with a gate aperture of 1.6m. 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 waste store should be secure to prevent theft, unauthorised use/ fly tipping or rough sleeping. If the doors to the bin store are to have a keypad to secure access these details will be required by the collection staff.

- Additional information is required detailing waste storage, containers, capacity and design of the waste storage compound including, screening, surfacing and security.

- If adequate storage cannot be accommodated on site, then there may need to be a review the of configuration of residual and recycling provision or the management company for the development could consider more frequent collections (e.g., weekly residual) on an additional paid for basis. KC Trade waste staff can arrange to meet on site and discuss potential solutions.

- The bin storage area and access routes to the Bin Collection Point (BCP) should be constructed to withstand point loading and movement, impacts of larger bins over time, and to resist future rutting, pitting, cracking or other such surface degradation that would impair bin manoeuvring. To facilitate loading of full wheeliebins the surface between the bin store and BCP/ highway should be smooth hard surface without kerbs

- 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.

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 properties in the immediate vicinity of the development site.

If the application is approved, it is recommended that the following conditions, or similar, are applied:

"Before development commences, details of the management and maintenance of communal refuse storage areas by a designated private management company shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter".

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 which can be found at https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx