

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

2022/92842 The Carlton Nursing Home, 25, Greenway, Milnsbridge, Huddersfield, HD3 4RZ

Change of use and internal alterations to former nursing home (C2) to form 12 apartments (C3)

Date Responded: 20/02/24.

Responding Officer: Mike Hibbert

Responding Ref: WPS 24-005

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 a former nursing home to form 12 apartments.

The applicant has submitted revised Proposed Layout and Elevations Dwg No 2206/02A dated 5/02/2024 that incorporates provision for two waste stores.

- For 12 apartments the recommended waste storage provision is 2160 ltrs. Appropriate waste storage provision would be 4 x 660 ltrs wheeliebins. (2x Recycling and 2x residual). It is welcomed that two bin stores (two bins in each) are shown on the plan, located at each end of the building with a walk distance from the entrances to the bin stores being within the 30m specified in guidance BS5906:2005.
- Guidance indicates the floor space for a 660ltrs wheeliebins is 1360mm x 770mm with space to manoeuvre the bins within the store so the bin store dimensions at approximately 1.5m x 3.4m should be large enough. Additional information is required detailing screening and surfacing. Bin store surfaces should be durable and waterproof enough to withstand heavy duty cleaning such as power washing.
- The waste stores should be secure to prevent theft, unauthorised use/ fly tipping or rough sleeping. It is welcomed that on the plan it details that the stores will have key access for residents. If the doors to the bin store are to have a key/keypad to secure access these details will be required by the collection staff.
- The bin storage 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. The

proposed layout must ensure that parked cars do not obstruct the route between the bin store and loading point.

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](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>