

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

**2022/93344 School Of Dance And Performing Arts, 61-63, Moor Lane, Gomersal, Cleckheaton,
 BD19 4LF**

**Conversion and extension of existing building to form 10 one bedroom apartments and
 associated external works**

Date Responded: 28/11/2022

Responding Officer: Mike Hibbert

Responding Ref: WPN 22-65

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 Change of use and alterations to convert an existing dance studio building from commercial to residential use and construction of an extension to form 10 No. one-bedroom apartments with associated external works and parking.

- The Proposed Site Plan ref Dwg 3278-DEN-01-00DR-A-1001 Rev- dated August 2022 shows the location of a communal wheeliebin store / Bin Collection Point for the apartments adjacent to the site access on Moor Lane. Details are also included in the Design and Access Statement October 2022 V02 6.3 “A refuse store is located to the front of the site, which refuse collectors will access on collection day. A refuse vehicle will park up on Moor Lane as it does to serve the other properties along Moor Lane” and Section 9.0 Sustainability Paragraph 5 that includes information on waste generated during construction.
- For 10 apartments the recommended waste storage provision is 1800ltrs for both residual and recycling bins. On this basis the development should have storage for either 4x1100 ltrs communal bins (1x residual and 1x recycling).
- The bin store is within the guidance distance of 30 metres from the entrance of the apartments.
- There needs to be sufficient space within the store to align the bins to enable access by residents to deposit waste and for the efficient manoeuvring by collection staff. Guidance states that for each 1100ltrs bin the floor space required is 1575mm x 1190mm plus space to get access to bins. The dimensions shown on the plan are approximately 4.3m by 4.5m that is sufficient to accommodate four 1100ltrs wheeliebins.

- The communal waste storage area should be secure to prevent unauthorised use, damage or theft. The doors to the communal store should be secured but enable access by residents and collection staff. The store doors need to be wide enough to enable a wheeliebin to pass through. At approximately 1.65m this appears to be case from the plan.
- Waste storage presents a fire risk. The store is more than 6m away from the building that is acceptable. See BS5906:2005, Building Regs 2010 Part H6 and CFPA-E Guideline No 7:2022 F.
- The store should have walls/ fencing slightly higher than the bins and open access to allow users to see into the store before entering. The base of the store must 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. There are no details as to the screening and construction of the bin store, Details of bin store construction and specification can be found Kirklees Waste Management Design Guide 2020
- There should not be a step between the floor level of the waste store and drive/ pavement level.

Refuse Collection Vehicle access:

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.

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: -

- RCV's will not enter private roads unless constructed to an adoptable standard. On this basis the bin store will be serviced from an RCV stopping on Moor Lane where there is the potential to cause a delay to other road users. To ensure efficiency of collection it is important that active measures are taken to avoid vehicles blocking access to the bin store.

If the application is approved, it is recommended that the following condition, or similar, is 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”.

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”.
- Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
- 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** (found at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>) and the **Kirklees Highway Design Guide SPD** found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>