

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

**2022/93397 Highfields Centre, New North Road, Huddersfield, HD1 5LS**

Discharge of conditions 3 (Construction Environmental Management Plan), 4 (cycle parking), 5 (electric vehicle charging), 6 (waste storage and collection), 7 (crime prevention), 8 (materials), 9 (windows schedule), 10 (boundary treatments), 11 (external lighting), 12 (sound insulation), 13 (site investigation), 14 (phase II site investigation), 18 (landscaping), 19 (Ecological Design Strategy) and 21 (tree protection) of previous Section 73 approval 2021/92291 for conversion of former college buildings into 33 apartments including demolition of link canopy, partial demolition of link building, erection of additional storey to link building, and internal and external alterations

**Date Responded: 09/10/2024.**

**Responding Officer: Mike Hibbert**

**Responding Ref: WPS 24-065**

**NOTES/COMMENTS:**

The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority.

These comments relate to the discharge of Condition 6 of permission previous permission 2019/90467 which requires “Prior to the commencement of development (excluding soft strip-out and demolition works), details of storage and access for collection of wastes from the residential units hereby approved, and details of management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority. The details shall confirm that waste collection points shall not obstruct access within the site and shall include details of management measures and measures to discourage dumping of large items and fly tipping. The works and arrangements comprising the approved details shall be implemented before first occupation and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.”

The applicant has submitted Proposed Site Layout Plan Dwg No. 18.007(9)-008 Rev E dated 4/10/24 that is annotated to show the location and dimensions of bin stores for Buildings A, B and former Toilet Block.

The stores are screened with 2.0m close boarded timber fence with gates to match.



The applicant has also provided a **Refuse Storage and Collection strategy**

**Requirements:**

Entire development contains 33 apartments:

- Building A: 22 apartments
- Building B: 8 apartments
- 'Tower' building, caretaker's apartment and apartment in former toilet block: 3 apartments in total.

*Recommended* storage for 33 apartments equates to 12 no. 1100 litre wheeliebins, therefore:

There are two proposed storage areas:

Building A: (22 apartments): 8 wheelie bins recommended capacity.

Remainder of the development: (11 apartments): 4 wheelie bins recommended capacity.

**Storage areas need to be in locations to optimize capacity, be within regulations for distance travelled by pedestrians to deposit refuse and dragging distance on collection days whilst not compromising car parking provision, general external circulation and design/heritage considerations (which are other planning constraints).**

**Proposals:**

**Building A**

*Recommended* capacity is 8 wheelie bins, due to the other constraints as mentioned above, this cannot be accommodated within the boundary of the site, whereas a storage area containing 6 bins can be accommodated: this is considered to be a reasonable compromise.

**Building B**

*Recommended* capacity is 4 wheelie bins, this can be accommodated. The intention is to provide a storage area containing 6 bins for this part of the development, which takes up the shortfall of the storage area that serves Building A.

**Apartment in former toilet block**

Due to its location, it is proposed that this apartment works on a domestic dwelling arrangement and therefore there is storage space for 2 no. 240 litre bins close to the apartment and a collection point close to the boundary gates on Highfields Lane

**Conclusion:**

**The site wide provision of storage areas exceeds 12 wheelie bins and so satisfies the *recommended* provision.**

**The submitted plans and strategy are acceptable and therefore the WCA has no objection to Discharge of Condition 6.**