

**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), 18 (landscaping) and 19 (Ecological Design Strategy) of previous permission 2019/90467 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 (Listed Building within a Conservation Area)

Date Responded: 27/02/2023.

Responding Officer: Mike Hibbert

Responding Ref: WPS 23-008

NOTES/COMMENTS:

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

Section 45 (1)(a) of the Environmental Protection Act 1990 imposes a duty on the Waste Collection Authority to arrange for the collection of household waste in its area. The WCA wishes to ensure there is sufficient waste storage capacity on site, appropriate access, and that efficient waste collection can be achieved.

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 development is for the conversion of the vacant former college building to 33 apartments. The applicant has submitted drawing ref 18.007 (2-) 001 Rev E dated 23/5/22 that shows the location of a bin store on the northern side of the main building A containing 6x1100ltrs wheeliebins with access to Highfield Road through sliding security gates. The Landscape drawing ref SPP/H/541/1a Rev A dated 2 Jun 19 shows a bin store at the eastern end of the carpark for Block B accessed from Highfield Road/ Newhouse place junction.

Waste storage and presentation:

- For 33 apartments the recommended waste storage provision is 5,940 ltrs (180 ltrs x 33) for both residual and recycling bins. Appropriate waste storage provision would be 12 X1100ltrs wheeliebins.
- If sufficient waste storage cannot be accommodated, then there may need to be a review of the configuration of residual and recycling provision/ containers or the

management company for the development could consider more frequent collections (e.g., weekly) on an additional paid for basis.

- The plan for Block A shows six wheeliebins with dimensions of approximately 1130mm x 800mm. Guidance indicates the floor space for a 1100ltr wheeliebins is 1575mmx1190mm with space to manoeuvre the bins within the store so the bin store dimensions would depend on configuration within the store. Additional information is required detailing waste storage, containers, capacity, and design of the waste storage compound including, screening (if any), surfacing and security. 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 main entrance to the Building A is on the south elevation of the block. The walk distance from the entrance of the building to the proposed bin store appears to be excess of the 30m as specified in guidance BS5906:2005.
- The Authority is currently collecting wheeliebins from Bin Store A at a Bin Collection Point (BCP) on Highfield Lane, the drag out distance is less than 10m and is acceptable.
- No details have been provided in relation to the construction, size and number of bins proposed to be in the Building B bin store.
- Waste storage presents a fire risk and therefore must therefore comply with fire regulations (refer to BS 5906:2005 Waste Management in Buildings; Building Regs 2010 Part H6 and CFP-A-E Guideline No 7:2022 F). Both proposed bin stores are more than 6m from properties.
- The waste storage should be secure to prevent theft, unauthorised use/ fly tipping or rough sleeping. If access gates to get to the bin store are to have a keypad these details will be required by the collection staff.
- 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. The proposed layout must ensure that parked cars do not obstruct the route between the bin store and the BCP.

The Authority defers to Highways colleagues for technical analysis of the road layout and swept paths in respect of RCV access. However, the WCA is currently collecting waste from adjacent properties to the Highfield Centre development and bin store A through use of a smaller RCV due to narrow streets. 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. Access to the BCP / waste store must minimise reversing manoeuvres of an RCV as this is a recognised safety risk.

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](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>