

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

2022/93932 Crown House, 12, Southgate, Huddersfield, HD1 1DE

Change of use of Crown House to provide student-only living accommodation (sui generis) in the form of studios (198), with ancillary concierge and communal facilities including an open plan lounge, coffee bar and gym at groundfloor, with laundry, car parking, cycle store, parcel store and plant rooms at basement level and associated works including the installation of new cladding and fenestration to the elevations with a new roof garden atop the building

Date Responded: 27/02/2023

Responding Officer: Mike Hibbert

Responding Ref: WPS 23-007

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 vacant former office building to provide residential accommodation comprising of 198 student apartments, coffee bar and gym.

The applicant has submitted a Proposed Basement & GF Plan Ref P-101 Rev A Dated 12/12/2022 that shows a 28m² Bin Store.

Also provided is Planning Statement 16 December 2022 Waste Management and Servicing

6.58 Bin and recycling storage will be provided in a purpose designed store capable of accommodating euro bins to serve the operational needs of the development. Residents will have access to separate bins for the storage of refuse and recyclable materials. Waste collections will take place as existing from the external yard which is accessed from Old Leeds Road which is of sufficient width and length to accommodate a refuse vehicle. The waste and recycling store is proposed to be emptied weekly. Importantly waste and recycling collections will not take place from the existing service bay aside Southgate and therefore, refuse and servicing requirements will not materially change.

6.59 Visually the storage of bins within an allocated area in the yard avoids a requirement to store bins at the front of the building and the associated negative impact this would have on the Streetscene of Southgate. The proposed servicing arrangements will ensure the efficient operation of the development.

Details are also provided in CROWN HOUSE: DESIGN AND ACCESS STATEMENT
Rev D dated 12.12.22

Waste and Recycling Capacity and Management

Compared to Southgate, which forms part of the Huddersfield ring road, Old Leeds Road is a quite dead with a turning circle at the end. We have located the bin store next to this turning circle to allow the management company to arrange for the collection of refuse without causing any obstructions on Southgate.

- 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 would wish to ensure there is sufficient waste storage capacity on site, appropriate access, and that efficient waste collection can be achieved.
- It is welcomed that storage of wheeliebins will not take place on the pavement or roadway in Southgate and the proposal is for waste storage and collection from Old Leeds Road.
- For 198 apartments the recommended waste storage provision is 35,640ltrs (180 ltrs x198) for both residual and recycling bins. Appropriate waste storage provision would be 32 X1100ltrs wheeliebins. It may be unrealistic to store this number of bins and provision of a compactor skip, or large containers maybe more appropriate. The applicant may have baseline data from other similar developments that can be used to refine the likely waste arisings.
- 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 as proposed in the application or more regular) on an additional paid for basis.
- 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, 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.
- Waste Storage and collection provision for waste arising from commercial premises needs to be included. Commercial waste must not be co-mixed with Household waste.
- The application states “Residents will have access to separate bins for the storage of refuse and recyclable materials.” It is not clear if the Concierge service will be responsible for collecting waste from students and transfer to the bin store or if students will deliver their own waste. The walk distance from the entrance points of the block to proposed bin store(s) should be no more than the 30m as specified in guidance BS5906:2005.

- Further information is requested on the location of bin presentation points for collection and the arrangements in place to get the bins to presentation points from the 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, CFPA-E Guideline No 7:2022 F,
- 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.
- 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 loading point.

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

- 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.

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”.

Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

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>