Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	**Mike Hibbert, KC Waste Strategy(Refuse & Recycling)**

Application No.	**2023/90348**
Proposed Development:	**Erection of community sports complex (within a Conservation Area)**
Location:	**Former Hillhouse Bowling Club, King Cliff Road, Birkby, Huddersfield, HD2 2RR**
OS Map Reference	**SE 414167.465 418135.2004**
Applicant/Agent:	**Acumen Designers & Architects Ltd**
Class:	**Small Major Developments**

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by 08-May-2023.

If you would like to contact the Case Officer: Ellie Worth for any reason then please do so on: Tel. 76061 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90348

***If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk**

If I do not receive your response by 08-May-2023 then the application may be decided without the benefit of your views.

Dated: 17-Apr-2023

Mathias Franklin
Head of Planning and Development

Consultation Response from Mike Hibbert, **KC Waste Strategy(Refuse & Recycling)**
2023/90348 Former Hillhouse Bowling Club, King Cliff Road, Birkby, Huddersfield, HD2 2RR
Erection of community sports complex (within a Conservation Area)
Date Responded: 20/04/2023. **Responding Officer: Mike Hibbert** **Responding Ref: WPS 23-19**

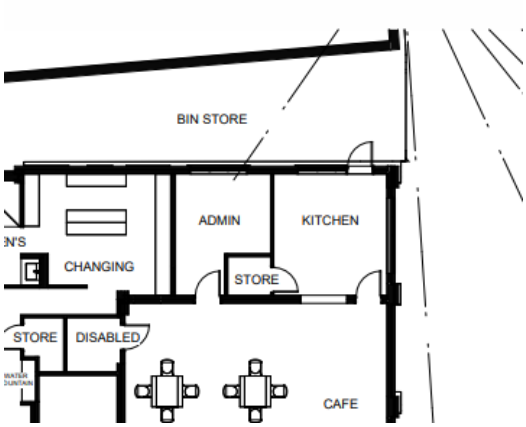
NOTES/COMMENTS:

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

They are intended to help create an environment that functions safely and efficiently for waste management. Addressing these 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 the sports complex facility managers and the Authority for the life of the development.

The proposal seeks to refurbish the existing buildings and the erection of a new portal framed building on the former bowling green to create a community sports complex that will include two squash courts, a gym, two large covered pitches and an indoor cricket lane. There will be changing facilities, a kitchen and refreshments area/café.

Details of the new building are shown on PROPOSED PLANS & 3D Dwg (100)02 dated JAN'23. The location of the proposed bin store is shown on the plan to the North of the buildings in proximity with the kitchen. The application form states Bin Storage is provided but does not include any details on waste storage or collection.



- Waste generated on site is likely to consist primarily of arisings from catering, refreshments/ drinks and general municipal type wastes. Provision should be made for storage of wastes arising on site, preferably with separate containers for residual and recyclates.

- As no details are given about quantity of waste arisings, it is not possible to comment on the size or number of waste containers needed. However, waste storage must be in

secure containers, screened and located to minimise the potential for fly tipping or arson.

- Guidance indicates the floor space for 1100ltrs wheeliebins is 1575mmx1190mm with space required to manoeuvre the bins within the store.

- The waste storage area should be secure to prevent unauthorised use, damage or theft. The doors to the bin store should be secured but enable access by facilities management and collection staff. The external doors need to be wide enough to enable a wheeliebin to pass through. Collection staff will require details of a keypad code if used to secure the store.

- 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. The route between the store and bin collection point needs to be a hard smooth surface. Additional information is required detailing design of the waste storage compound including storage capacity, screening, surfacing and security. For additional details see the Kirklees Waste Management Design Guide 2020.

- Waste storage presents a fire risk. Any wheeliebin storage locations should be carefully considered when undertaking a fire risk assessment and may need relocating away from buildings. Guidance indicates the store must be either 6m away from the building or be constructed of suitable material to contain and prevent the spread of fire. See BS5906:2005, Building Regs 2010 Part H6 and CFPA-E Guideline No 7:2022 F.

- The drag out distance for wheeliebins from a Bin store/ premises to the collection vehicle should preferably be under 10mthat it would be in this case.

Regardless of the contractor used to provide waste services to this development the WCA would wish to see adequate access to the site for RCV's, REL's, FEL's or skip wagons to enable waste collection. The provision of a Bin Collection Point next to the highway would negate an RCV's having to enter the site. It is vital that the access between the bin store and the collection point is accessible and not blocked by parked cars.

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 Waste Collection Vehicles is vital to collect waste from properties. This obligation will exist in perpetuity on any development and as such will be a critical consideration.

- The WCA currently collects from domestic properties adjacent to the development site on King Cliff Road, but the highway is narrow for an RCV and has the potential to be blocked by parked cars.

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:

1. 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"
2. 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".
3. Scheme design should conform to 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 which can be found at https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx