

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

**2023/90714 Land west of, Wesley Avenue, Netherthorpe, Holmfirth, HD9 3UL**

**Reserved matters application pursuant to previous outline permission 2020/91146 for erection of residential development of 35 dwellings**

**Date Responded: 04/04/2023.**

**Responding Officer: Mike Hibbert**

**Responding Ref: WPS 23-17**

## **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 applicant has submitted a site layout plan ref Project 2232 Dwg No 01 dated 02/23.

- The plan shows 35 plots with a mix of detached and semi-detached houses, two storey apartment blocks and terraced properties comprising of three dwellings. Most properties have private rear gardens.
- The drawing shows space (other than apartments) for 3 x 240ltr bins. It is important to ensure that bins do not cause obstruction to pedestrians or other highway users when presented for collection, particularly where space requires these to be left in clusters. Bin presentation space should be identified for each plot, on a hard surface and where a refuse collection vehicle (RCV) can be easily reached.
- The bin stores are shown as having wheeliebins of different sizes. The storage footprint of a 240ltr wheeliebin should be 940mm x 780mm. Confirmation is sought that the bin stores shown on the plan are large enough to accommodate the bins shown. Where located behind gates the path must be wide enough for bins to pass through.
- Plot 1 does not have a path from the bin store at the side of the property to the highway.
- Plot 4 is in the middle of terrace of three houses with the bin store located at the side of Plot 3 with two bin stores together. The walk distance between the Plot 3 and the bin store is approximately 10m and entails walking round the front of Plot 2 or the length of the rear garden and along the alleyway to the bin store. There is potential that the resident will wish to locate their bins at the front of the property to reduce walk distance to deposit waste. In this case, any such storage would be set within the Streetscene

and therefore should be screened and secured to prevent bin blight, the spread of waste into the street, unauthorised use and theft/damage to bins.

- Plot 6 is located at the end of a driveway with a bin store adjacent to the parking area in front of the garage. There are no details of the Bin Collection Point (BCP) identified next to the highway for Plots 5-8. The drag out distance for Plots 6 and 8 is approximately 30m and therefore more than the maximum specified in BS5096:2005.
- Plot 8 is in the middle of terrace of three houses with the bin store located at the end of the rear garden. Storage to the rear of property but must be easily accessible for residents and not be reached via convoluted pathways routed across the back of other properties as this discourages residents from returning bins to the rear, resulting in bin blight in the Streetscene. Access gates must be wide enough for bins to pass through. The drag out distance from the rear garden to the highway is approximately 30m. On this basis consideration should be given to bin storage, avoiding keeping bins under windows/close to doors, at the front of property. Any such storage would be set within the Streetscene and therefore should be screened and secured to prevent bin blight, the spread of waste into the street, unauthorised use and theft/damage to bins.
- Plot 11 has a bin store at the end of the rear garden and has the same issues as Plot 8
- Plots 13-16 are located on a driveway accessed from the turning head. The WCA will not take a Refuse Collection Vehicle into a private drive or roads that are not built to adoptable standards. The drag out distance from plot 14 is approximately 20m. The layout plan should show the location of bin collection points (BCP's) for presentation of wheeliebins adjacent to the adopted highway for use on collection days.
- Plots 20-23 consists of a two-storey block of four one-bedroom apartments. Bin storage is shown at either side of the block for six wheeliebins. The stores should be screened and constructed to specifications detailed in the design guide.
- Plots 26-29 and 30-33 consist of two storey two-bedroom apartment blocks. Bin storage areas for 8 bins is shown adjacent to the parking areas at the front of the properties. The waste storage provision for each block could be either by individual 240ltrs wheeliebins e.g., 8 bins (4x residual and 4x recycling plus garden waste as appropriate) or a combination of communal containers such as 2x 660ltrs or 2x1100ltrs.
- If communal bins are provided the drag out distance from the store to the highway/ BCP is 10m, that is the maximum specified in guidance and consideration should be given to relocating the bin stores closer to the highway. If individual bins are provided householders would need to present bins at a BCP on collection day.
- Storage should address the fire risk issues presented by large quantities of waste. For communal stores they should be located 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.

- 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 1560mm x 970mm plus space to get access to bins.
- 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 doors need to be wide enough (1.5 -2 m) to enable a wheeliebin to pass through.
- Consideration must be given to the process of waste collection for properties that are occupied before the whole site is complete. Temporary measures may be required to allow waste to be stored/presented at an accessible location adjacent to the nearest adopted highway. The Authority will not enter construction sites for the purpose of domestic waste collection. **A pre-occupation condition will be required to address this and any other outstanding waste collection details.**
- On sites such as this, waste storage and collection can require careful consideration and the identification of space within the site layout is critical. As such, the details of these arrangements must not be left to Planning conditions.

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”.**

#### **Refuse Collection Vehicle access:**

The applicant has submitted Vehicle Tracking Plan Dwg ref E22/7931/034B Rev B Road position amended to suit latest planning layout dated 02.03.23.

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 in the layout of the site if approval is granted.
- Where turning is necessary, the turning facilities such as outside plots 16-19 must be demonstrably sufficient for an 11.85m refuse collection vehicle and opportunities for parking in the turning area must be designed out. Swept path analysis must show the manoeuvrability of this vehicle throughout the site, demonstrating the safe passing of other vehicles likely to be using the road – either parked or moving.

- The proposed road layout includes turning head at the West of the site. If this is blocked by parked cars this would require a long reversing manoeuvre. This is unacceptable as it is potentially hazardous for both residents and waste collection crews.

**Full detailed guidance on waste management requirements can be found in in the [Kirklees Waste Management Design Guide 2020](https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx) (available on the Planning advice notes page at: <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>)**

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 on Highway matters is contained in the [Kirklees Highway Design Guide SPD](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) which can be found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>