

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

2023/90739 land at, Whitechapel Road, Cleckheaton

**Discharge conditions 19, 26, 28, 29, 35, 37 on previous permission 2019/93658 for erection of
122 dwellings, landscaping and associated infrastructure**

Date Responded: 27/03/2023.

Responding Officer: Mike Hibbert

Responding Ref: WPN 23-012

NOTES/COMMENTS:

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

Waste storage and presentation:

These comments relate to discharge of conditions 28 and 29 associated with the approved planning application Ref. 2019/62/93658/E.

28. Where implementation of the development hereby approved is to be phased, and/or any of the dwellings hereby approved are to become occupied prior to the completion of the development, details of temporary arrangements for the storage and collection of wastes from those residential units, and details of temporary arrangements for the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of those residential units. The temporary arrangements so approved shall be implemented prior to the first occupation of those residential units, and shall be so retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.

29. Prior to the commencement of superstructure works, and in accordance with the details identified on plan ref: P17:5076:01 KK, 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 to private driveways and shall include details of management measures and measures to discourage fly tipping on site. For each dwelling, the works and arrangements comprising the approved details shall be implemented prior to first occupation of that dwelling and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

The covering letter accompanying this application states: -

“Conditions 28 & 29 • Updated Technical Works Drawing – Ref. H8040-TL-01 – Rev. E

We can confirm that there will be no instances where temporary arrangement for waste collection and/or storage will be needed at the site. This is because agreement has been reached under the S38 adoptions process that waste collection facilities and access will be provided on a phased basis as plots are completed/occupied. Enclosed above is the updated technical layout for the development which outlines the details of bin collection points for each dwelling and how access to them will not be impeded. The details outlined within the submitted plan have already been discussed and agreed with the Council’s S38 highways adoption officers. The bins to be provided to each plot are also Council issue bins. The Council’s

highways officers will be notified of the completion/occupation of plots so that these can be added to the Council's waste collection rounds. Finally, the management of communal bin collections points will be undertaken by Barratt's appointed Management Company, who will complete regular cleaning and general maintenance checks. The proposed locations of the bin collection points has been chosen to ensure that they are overlooked by residents, and therefore the risk from fly tipping would be low.

- The Waste Collection Authority will not enter active construction sites with a Refuse Collection Vehicle (RCV). The WCA will require the identification of a location close to the entrance of each phase accessible from an adopted highway or other accessible road within the development where a temporary waste collection point can be established.
- The Technical Works Drawing – Ref. H8040-TL-01 – Rev. E is annotated with the location of Bin Collection Points for properties located on private driveways.
- The WCA requests a meeting on site with the applicant, developer or site manager to discuss/ identify locations and confirm requirements in relation to access, surfacing and security of these bin collection points.
- If access to BCP's is not possible Temporary waste collection point containers will be required consisting of either 1100lts Wheeliebins or in specific cases a closed skip. The frequency of collection of wheeliebins would be weekly or by arrangement for skips.
- When residents move into properties the WCA expectation is that residents either drop off bags of their waste at the communal collection point/ temporary bin store near the site entrance or the developer can arrange collection from households and deposit waste at the temporary store. In either case this arrangement would continue until such time as the construction phase is released and routine kerbside bin collections from individual dwelling commences. Residents should not normally have to present their 240ltr wheeliebins at temporary collection points if the drag out is more than 25m.
- If an RCV or skip wagon is entering a site to service a temporary waste store, then there must be demarcation such that a turning head is fenced off from the active construction site. Long reversing manoeuvres by RCV's is a recognised safety risk for both collection staff and members of the public and must be avoided.
- The WCA encourages developers to bulk purchase 240ltrs from the WCA that they can then distribute to residents when they take possession of their new homes. This approach optimises delivery rather than individual homeowners having to contact the Kirklees Council to purchase their own wheeliebins.